# Draft Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration for the Express Car Wash Development Project – Conditional Use Permit No. CUP 17-011, and Development Review No. DRP 17-059 13001 Lambert Road, Whittier, County of Los Angeles, California

*Lead Agency:*

City of Whittier
13230 Penn Street
Whittier, CA 90602-1772

*Prepared by:*

PGN
PO Box 2473
Menifee, CA 92586-1473

October 2019



- This document is designed for double-sided printing -

**Table of Contents**


**1 Introduction ..... 1**
1.1 – Purpose of CEQA ..... 1
1.2 – Public Comments ..... 2
1.3 – Availability of Materials ..... 3
**2 Project Description ..... 4**
2.1 – Project Title ..... 4
2.2 – Lead Agency Name and Address ..... 4
2.3 – Contact Person and Phone Number ..... 4
2.4 – Project Location ..... 4
2.5 – Project Sponsor's Name and Address ..... 4
2.6 – General Plan Land Use Designation ..... 4
2.7 – Zoning ..... 6
2.8 – Project Description ..... 6
2.9 – Surrounding Land Uses and Setting ..... 7
2.10 – Required Approvals ..... 7
2.11 – Other Public Agencies Whose Approval is Required ..... 8
2.12 – Tribal Consultation ..... 8
**3 Determination ..... 9**
3.1 – Environmental Factors Potentially Affected ..... 9
3.2 – Determination ..... 9
**4 Evaluation of Environmental Impacts ..... 12**
4.1 – Aesthetics ..... 12
4.2 – Agriculture and Forest Resources ..... 14
4.3 – Air Quality ..... 17
4.4 – Biological Resources ..... 20
4.5 – Cultural Resources ..... 23
4.6 – Energy ..... 25
4.7 – Geology and Soils ..... 27
4.8 – Greenhouse Gas Emissions ..... 30
4.9 – Hazards and Hazardous Materials ..... 32
4.10 – Hydrology and Water Quality ..... 36
4.11 – Land Use and Planning ..... 40
4.12 – Mineral Resources ..... 42
4.13 – Noise ..... 43
4.14 – Population and Housing ..... 50
4.15 – Public Services ..... 51
4.16 – Recreation ..... 54
4.17 – Transportation ..... 55
4.18 – Tribal Cultural Resources ..... 56
4.19 – Utilities and Service Systems ..... 58
4.20 – Wildfire ..... 59
4.21 – Mandatory Findings of Significance ..... 61
**5 References ..... 63**
5.1 – List of Preparers ..... 63
5.2 – Persons and Organizations Consulted ..... 63

**6 Summary of Mitigation Measures ..... 66**

**Appendix Materials ..... 68**

Appendix A Project Plans
Appendix B Phase 1 Environmental Site Assessments
Appendix C Noise Impact Analysis
Appendix D Parking Study

**List of Exhibits**

Exhibit 1 Regional Context and Vicinity Map ..... 5

# 1 Introduction

The City of Whittier (Lead Agency) received applications for a Conditional Use Permit (CUP), and Development Review from Leedco Engineers, Inc. (applicant) on behalf of B&D Carwash, Inc. (property owner) for the development of an Express Car Wash at 13001 Lambert Road, Whittier. The approval of the applications constitute a *project* that is subject to review under the California Environmental Quality Act (CEQA) 1970 (Public Resources Code, Section 21000 et seq.), and the State CEQA Guidelines (California Code of Regulations, Section 15000 et. seq.).

This Initial Study has been prepared to assess the short-term, long-term, and cumulative environmental impacts that could result from the proposed car wash development project.

This report has been prepared to comply with Section 15063 of the State CEQA Guidelines, which sets forth the required contents of an Initial Study. These include:

- A description of the project, including the location of the project (See Section 2);
- Identification of the environmental setting (See Section 2.9);
- Identification of environmental effects by use of a checklist, matrix, or other methods, provided that entries on the checklist or other form are briefly explained to indicate that there is some evidence to support the entries (See Section 4);
- Discussion of ways to mitigate significant effects identified, if any (See Section 4);
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls (See Section 4.11); and
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study (See Section 5).

## *1.1 – Purpose of CEQA*

The body of state law known as *CEQA* was originally enacted in 1970 and has been amended a number of times since then. The legislative intent of these regulations is established in Section 21000 of the California Public Resources Code, as follows:

The Legislature finds and declares as follows:

a) The maintenance of a quality environment for the people of this state now and in the future is a matter of statewide concern.
b) It is necessary to provide a high-quality environment that at all times is healthful and pleasing to the senses and intellect of man.
c) There is a need to understand the relationship between the maintenance of high-quality ecological systems and the general welfare of the people of the state, including their enjoyment of the natural resources of the state.
d) The capacity of the environment is limited, and it is the intent of the Legislature that the government of the state take immediate steps to identify any critical thresholds for the health and safety of the people of the state and take all coordinated actions necessary to prevent such thresholds being reached.
e) Every citizen has a responsibility to contribute to the preservation and enhancement of the environment.
f) The interrelationship of policies and practices in the management of natural resources and waste disposal requires systematic and concerted efforts by public and private interests to enhance environmental quality and to control environmental pollution.
g) It is the intent of the Legislature that all agencies of the state government which regulate activities of private individuals, corporations, and public agencies which are found to affect the

quality of the environment, shall regulate such activities so that major consideration is given to preventing environmental damage, while providing a decent home and satisfying living environment for every Californian.

The Legislature further finds and declares that it is the policy of the State to:

a) Develop and maintain a high-quality environment now and in the future, and take all action necessary to protect, rehabilitate, and enhance the environmental quality of the state.
b) Take all action necessary to provide the people of this state with clean air and water, enjoyment of aesthetic, natural, scenic, and historic environmental qualities, and freedom from excessive noise.
c) Prevent the elimination of fish or wildlife species due to man's activities, insure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities and examples of the major periods of California history.
d) Ensure that the long-term protection of the environment, consistent with the provision of a decent home and suitable living environment for every Californian, shall be the guiding criterion in public decisions.
e) Create and maintain conditions under which man and nature can exist in productive harmony to fulfill the social and economic requirements of present and future generations.
f) Require governmental agencies at all levels to develop standards and procedures necessary to protect environmental quality.
g) Require governmental agencies at all levels to consider qualitative factors as well as economic and technical factors and long-term benefits and costs, in addition to short-term benefits and costs and to consider alternatives to proposed actions affecting the environment.

A concise statement of legislative policy, with respect to public agency consideration of projects for some form of approval, is found in Section 21002 of the Public Resources Code, quoted below:

The Legislature finds and declares that it is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects, and that the procedures required by this division are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects. The Legislature further finds and declares that in the event specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.

## *1.2 – Public Comments*

Comments from all agencies and individuals are invited regarding the information contained in this Initial Study. Such comments should explain any perceived deficiencies in the assessment of impacts, identify the information that is purportedly lacking in the Initial Study or indicate where the information may be found. All comments on the Initial Study are to be submitted to:

Luis G. Escobedo, AICP, Senior Planner
City of Whittier, Community Development Department
13230 Penn Street, Whittier, CA 90602-1772
O: 562-567-9320 F: 562-567-2872
lescobedo @cityofwhittier.org

Following a 30-day period of circulation and review of the Initial Study, all comments will be considered by the City of Whittier prior to adoption.

## *1.3 – Availability of Materials*

All materials related to the preparation of this Initial Study are available for public review. To request an appointment to review these materials, please contact:

Luis G. Escobedo, AICP, Senior Planner
City of Whittier, Community Development Department
13230 Penn Street, Whittier, CA 90602-1772
O: 562-567-9320 F: 562-567-2872
lescobedo@cityofwhittier.org

# 2 Project Description

## 2.1 – Project Title

Express Car Wash Development Project – Conditional Use Permit No. CUP 17-011, and Development Review No. DRP 17-059

## 2.2 – Lead Agency Name and Address

City of Whittier
13230 Penn Street, Whittier, CA 90602-1772

## 2.3 – Contact Person and Phone Number

Luis G. Escobedo, AICP, Senior Planner
562-567-9320

## 2.4 – Project Location

The project encompasses one primary parcel located at 13001 Lambert Road, Whittier, California in Los Angeles County (APN 8165-019-021). The parcel is south of Greenleaf Avenue and east of Lambert Road. The parcel has frontage of approximately 176.58 feet along Greenleaf Avenue Road and frontage on Lambert Road of approximately 123 feet. The latitude and longitude is 33° 57' 39.85" North and 118° 02' 28.98" West.

The site is generally bounded by residential uses to the south and east, Greenleaf Avenue immediately to the north then more existing commercial uses, and a combination of residential, institutional and commercial uses to the west, including the Greenleaf Avenue Baptist Church at 8707 Greenleaf Avenue (see Exhibit 1, Regional Context and Vicinity Map).

## 2.5 – Project Sponsor's Name and Address

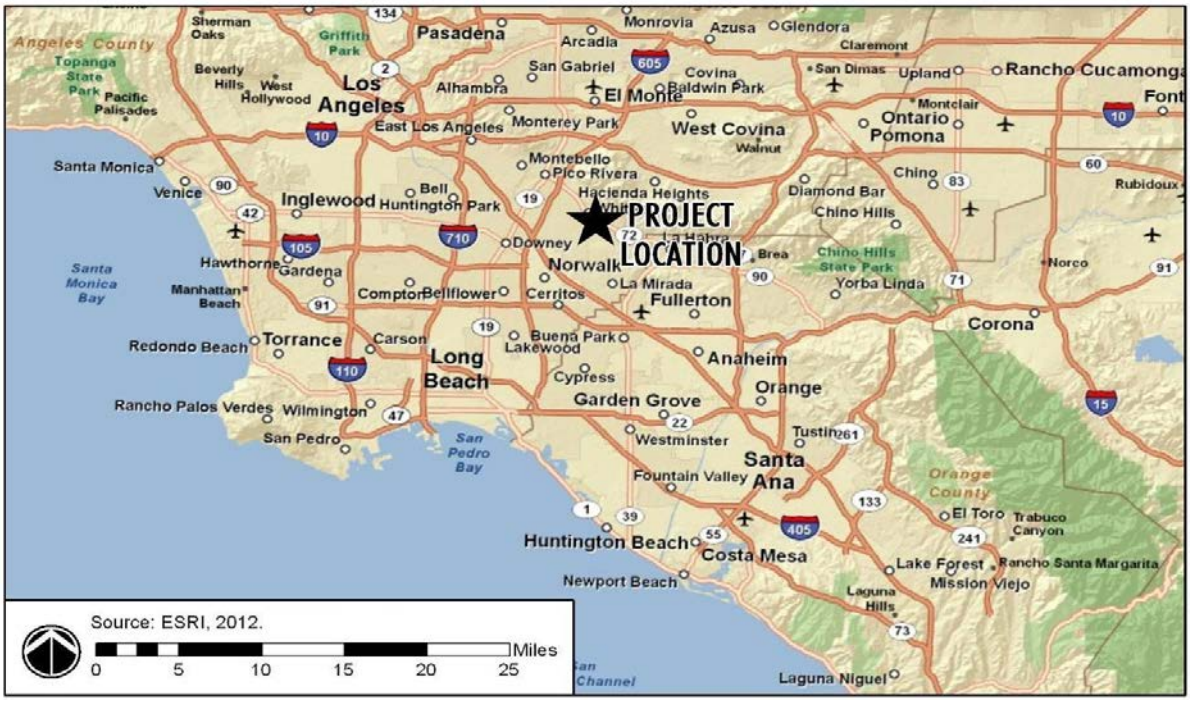
Leedco Engineers, Inc. (applicant)
3870 Baldwin Avenue
El Monte, CA 91731
626-448-7870

B&D Carwash, Inc. (property owner)
1455 Mulville Street
Fullerton, CA 92833
714-833-1187

## 2.6 – General Plan Land Use Designation

The project site lies within the General Commercial land use designation as identified by the Land Use Element of the City of Whittier General Plan.

**Exhibit 1**
**Regional Context and Vicinity Map**






## *2.7 – Zoning*

The project site is zoned C-2 (General Commercial).

## *2.8 – Project Description*

Conditional Use Permit No. 17-011 will permit the operation of a new full automated express carwash at 13001 Lambert Road. The primary project site encompasses one parcel with total area of 0.62 acres (26,957 square feet).

Development Review Application No. 17-059 will permit the demolition of two existing single-story commercial buildings approximately 1,776 square feet and 1,120 square feet and development of the 0.62 acre site with a 3,578 square foot automated car wash. The site would include a 3,097 square foot car wash building, a 258 square foot control room, a 155 square foot office, and a 68 square foot restroom. The project site is also proposed to include two vacuum canopies with 19 vacuum stalls.

The 19 on-site vacuum parking spaces provide parking spaces number 9 and 10 for employees, while parking spaces 2 to 8 and 11 to 19 are for regular patrons. Parking space 1 is reserved for disabled patrons only. The loading area is located at the eastern terminus of the parking area between the two rows of vacuum stalls. The loading stalls shall be marked as “Loading/Unloading Only Allowed Before Building Operation Hours” to preclude any potential conflict between customers using the vacuum stalls and loading/unloading of goods.

Currently, vehicular access to the site is attained via four driveways (two on Lambert Road and two on Greenleaf Avenue). The new site plan will have one newly configured 30-foot driveway from Greenleaf Avenue to service the project adjacent to the eastern project boundary.

Improvements will be made to the parking lot circulation, hardscape and landscape. A concrete perimeter wall is proposed along the northeast and southeast property lines.

Wet and dry utility connections would be made to existing facilities within Greenleaf Avenue and Lambert Road. The service provider for the site is Suburban Water Systems.

The project will generally drain as sheet flow where it will be directed to Lambert Road and Greenleaf Avenue into existing storm drain catch basins. The project proponent will be responsible for any new connections to the storm drain system.

The project is anticipated to begin construction in 2019 with completion in 2020. The existing structures on site will require demolition and removal of any associated hazardous materials. Construction program defaults were used for air quality and greenhouse gas emissions for a conservative estimate of timeframes and resulting emissions.

## *2.9 – Surrounding Land Uses and Setting*

| Direction | General Plan Designation | Zoning District | Existing Land Use |
|---|---|---|---|
| Project Site | General Commercial | C-2, General Commercial | Commercial building |
| North | General Commercial | C-2, General Commercial | Greenleaf Avenue, Arce Muffler Shop, Lighthouse of Faith, and Peace Massage |
| South | Low Density Residential | R-1, Single Family Residential and R-2 Light Multiple Residential | Single family and multiple family residential |
| East | Low Density Residential | R-1, Single Family Residential | Single family residential |
| West | General Commercial and Medium Density Residential | C-2, General Commercial | Lambert Road, Greenleaf Avenue Baptist Church and Arco Gas Station |

The City of Whittier is located in the eastern portion of Los Angeles County, 15 miles east of downtown Los Angeles. The City is on the southwestern slopes of the Puente Hills just east if the San Gabriel River and the San Gabriel River Freeway (State Route 605). The land features a sloping terrain on the north and east where the Puente Hills are located and becomes flat on the southern and western sections. Neighboring cities and communities include Pico Rivera and Los Nietos on the west, Santa Fe Springs and La Mirada on the south, La Habra and La Habra Heights on the east, and the unincorporated communities of Hacienda Heights and Rowland Heights on the north.

The project site is located within a predominately built-out and urbanized area along Lambert Road, south of Greenleaf Avenue. The project site currently contains two buildings as part of a retail complex. The buildings are used as a graphic and printing shop, a hair and nail salon, floral shop and upholstery store and automobile services. The site also includes a paved asphalt parking lot, and minimal landscaping. The property is relatively flat with a slight slope from southeast to northwest. The grades within the proposed site range from elevation 99 to 103 mean sea level.

## *2.10 – Required Approvals*

The City of Whittier is the only land use authority for this project requiring the following approvals:

- Conditional Use Permit No. CUP 17-011, and
- Development Review No. DRP 17-059
- Encroachment/Excavation Permits for new utility connections and driveway reconstruction

No other agency entitlement approvals are required.

## *2.11 – Other Public Agencies Whose Approval is Required*

A summary of the permitting requirements are as follows:

Southern California Edison: transformer relocation permit.

County Sanitation Districts of Los Angeles County: Wastewater Discharge Permit.

South Coast Air Quality Management District and the Department of Toxic Substances Control: Permits will be required for demolition of the existing structures and the transport of hazardous materials.

## *2.12 – Tribal Consultation*

*Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.*?

Yes. The consultation process was initiated. See Section 4.18 Tribal Cultural Resources for expanded discussion.

Under the requirements of Assembly Bill 52 (AB-52), the City of Whittier sent Notices of Project Application to the Soboba Band of Luiseño Indians and the Gabrieleno of Mission Indians on March 15, 2019. The City of Whittier did not receive a request from the Soboba Band of Luiseño Indians to consult within the 30 days specified as part of California Public Resources Code § 21080.3.1. The City of Whittier consulted with the Gabrieleno of Mission Indians on May 7, 2019, and determined that the no impacts or mitigations were necessary for the project.

# 3 Determination

## 3.1 – Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a 'Potentially Significant Impact' as indicated by the checklist on the following pages.

| | | | | | |
|---|---|---|---|---|---|
| □ | Aesthetics | □ | Agriculture & Forestry Resources | □ | Air Quality |
| □ | Biological Resources | □ | Cultural Resources | □ | Energy |
| □ | Geology /Soils | □ | Greenhouse Gas Emissions | □ | Hazards & Hazardous Materials |
| □ | Hydrology/Water Quality | □ | Land Use / Planning | □ | Mineral Resources |
| □ | Noise | □ | Population / Housing | □ | Public Services |
| □ | Recreation | □ | Transportation | □ | Tribal Cultural Resources |
| □ | Utilities/Service Systems | □ | Wildfire | □ | Mandatory Findings of Significance |

## 3.2 – Determination

| | |
|---|---|
| ☐ | 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. |

*Luis G. Escobedo*

Name: Luis G. Escobedo, AICP, Senior Planner

October 3, 2019

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 a lead agency 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 agency 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 "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 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) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and

b) the mitigation measure identified, if any, to reduce the impact to less than significance.

# 4 Evaluation of Environmental Impacts

## *4.1 – Aesthetics*

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| Except as provided in Public Resources Code Section 21099, would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? | | | ☑ | |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | | | ☑ | |
| c) Conflict with applicable zoning and other regulations governing scenic quality? | | | ☑ | |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | | | ☑ | |

**Sources**

Information used to prepare the Aesthetics section is from the following sources: aerial and ground-level photographs of the project area, the *City of Whittier General Plan, 1993*, p. 5-20 and Exhibit 5-4: Design and Scenic Corridors and Entryways, the California Department of Transportation website identifying the California Scenic Highway Mapping System: Los Angeles County August 1, 2018 accessed on October 1, 2019 and the City of Whittier *Municipal Code, Title 18 Zoning*.

**Environmental Setting**

The proposed project is located within an urbanized area, and the majority of the project area is developed. Scenic resources within the City and the City's Sphere of Influence include the Puente Hills to the north of the City, and scenic roadway corridors such as Colima Road, Turnbull Canyon Road, Beverly Boulevard, and Skyline Drive. Puente Hills provide a visual framework for the City and a break in urban development. The Puente Hills provide a valuable and unique visual amenity and are visible from almost any part of the City.

The aesthetics impact analysis is based on review of project maps and drawings, aerial and ground-level photographs of the project area, renderings of the proposed project, and planning documents. The site is most visible from neighboring properties as well as pedestrians and motorists along Lambert Road and Greenleaf Avenue. West of the subject property are commercial and institutional use and Lambert Road. East of the subject site are single-family residential properties. To the south are single-family and multiple family residential properties. The land uses directly adjacent to the north are Greenleaf Avenue and commercial uses.

**Discussion**

a) **Less Than Significant Impact.** Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (i.e., development on a scenic hillside). The proposed project is located within an urbanized area visually dominated by residential, commercial and institutional land uses. The proposed project is located on a predominately-developed site on Lambert Road within a fully urbanized area visually dominated by commercial, institutional and residential land uses together with surface street features. This site is not considered to be within or to comprise a portion of a scenic vista. Demolition of the two existing structures and construction of the new automated car wash structure would have no effect on a scenic vista. The proposed development is generally compatible in type and scale with the existing and planned surrounding development.

Due to the existing standards in place as identified in the Whittier Municipal Code, the relatively low scale of the proposed project (maximum height of 28 feet and compatible with the surrounding context), and the distance of the project from view sheds, no impacts on scenic vistas would occur. The proposed project would not result in any negative impacts to the City's visual environment. Therefore, no further analysis of this environmental issue is necessary.

b) **Less Than Significant Impact.** The project is not adjacent to a designated state scenic highway or eligible state scenic highway as identified on the California Scenic Highway Mapping System. Thus, the proposed project would not damage the integrity of existing visual resources or historic buildings located along a State Scenic Highway. A less than significant impact on scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway, would result. The project site is located in a previously developed, urbanized area, and contains no scenic resources. Due to the absence of on-site scenic resources, a less than significant impact would occur and no further analysis is required.

c) **Less Than Significant Impact.** Development of the proposed project could result in a significant impact if it resulted in substantial degradation of the existing visual character or quality of the site and its surroundings. Degradation of visual character or quality is defined by substantial changes to the existing site appearance through construction of structures such that they are poorly designed or conflict with the site's existing surroundings.

Construction of the proposed project would result in short-term impacts to the existing visual character and quality of the area. Construction activities would require the use of equipment and storage of materials within the project site. However, construction activities are temporary and would not result in any permanent visual impact. The landscaping and trees in the existing surface parking lot at the corner of Lambert Road and Greenleaf Avenue will be modified. The project would add trees along the parkway, as well as a variety of additional trees, of varying species, along the property frontage, and in the project interior.

The proposed project is similar in use and building type as existing nearby buildings on Lambert Road and Greenleaf Avenue. The immediate surroundings of the project site are a combination of commercial, institutional and residential uses. Surrounding commercial buildings are generally one story in height. To the east and south of the proposed project site are single-family residential uses, predominately one story in height with a scattering of two-story residential structures adjacent to Lambert Road. The parcel will be enclosed with walls along its perimeter no greater than 6-feet high. With specified design features included, the project will have less than significant impacts on the visual character of the site and the surroundings.

d) **Less Than Significant Impact.** Excessive or inappropriately directed lighting can adversely impact nighttime views by reducing the ability to see the night sky and stars. Glare can be caused from unshielded or misdirected lighting sources. Reflective surfaces (i.e., polished metal) can also cause glare. Impacts associated with glare range from simple nuisance to potentially dangerous situations (i.e., if glare is directed into the eyes of motorists).

There are lighting sources adjacent to this site, including freestanding street lights, light fixtures on buildings, pole-mounted lights, and vehicle headlights. The proposed project includes exterior parking lot and security lighting and building interior lighting. However, only outdoor lighting could have any effect on neighboring land uses. Light spillover and glare will be prevented by standard development review, which requires conformance to the City's development standards regarding light placement, luminosity, and light shield. Adherence to the City's standard lighting control procedures would reduce any impact associated with new lighting to a less-than-significant level

**Mitigation Measures**

No mitigation is necessary because Aesthetic impacts will be less than significant.

**Level of Significance After Mitigation**

Not Applicable.

## *4.2 – Agriculture and Forest Resources*

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| 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? | | | | ☑ |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? | | | | ☑ |

| | | | | |
|---|---|---|---|---|
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526) or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | | | | ☑ |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | | | | ☑ |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | | | | ☑ |

**Sources**

Information used to prepare this section is from the following sources: California Department of Conservation, *Farmland Mapping and Monitoring Program of the California Resources Agency* (http://www.conservation.ca.gov/dlrp/Pages/qh_maps.aspx); and California Department of Forestry and Fire Protection and the USDA Forest Service. California Land Cover Mapping and Monitoring Program (LCMMP), Vegetation GIS files. Pacific Southwest Region. EvegTile51A__02_03_v2. 2007.

**Environmental Setting**

The proposed project is located in a suburban area surrounded by residential, commercial and institutional uses. According to the California Department of Conservation, *Farmland Mapping and Monitoring Program* Map, the City is predominately designated as urban and built up land. There are no current Williamson Act Contract lands as shown on the 2012 Williamson Act Lands map for Whittier.

**Discussion**

a) **No Impact.** The proposed project will be located in a fully developed urbanized area. The map of Important Farmland in California (2010) prepared by the Department of Conservation does not identify the project as being Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No Williamson Act contracts are active for the project. Therefore, because the site has not been designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, there is no impact from the project on these types of farmland.

b) **No Impact.** Currently, the project is designated as Commercial. The project will be developed consistent with the City Design Guidelines, so it will be aesthetically compatible with surrounding development. There are no agricultural zones within the City of Whittier, which is a fully urbanized community. The project would have no effect upon agricultural resources within the City of Whittier or any other neighboring city or unincorporated county area. No impact would occur.

c) **No Impact.** Public Resources Code Section 12220(g) identifies forest land as *land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber,*

*aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.* The project site and surrounding properties are not currently being managed or used for forest land as identified in Public Resources Code Section 12220(g). The USDA Forest Service vegetation maps for the project identify it as *urban* type, indicating that it is not capable of growing industrial wood tree species. Therefore, development of this project will have no impact to any timberland zoning.

d) **No Impact.** The project areas are developed; thus, there will be no loss of forest land or conversion of forest land to non-forest use as a result of this project. No impact will occur.

e) **No Impact.** The project areas are previously developed within an urban environment. The project would not encroach onto agricultural land and would not encourage the conversion of existing farmland to non-agricultural uses. None of the surrounding sites contain existing forest uses. Development of this project will not change the existing environment in a manner that will result in the conversion of forest land to a non-forest use. No impact will occur.

**Mitigation Measures**

No mitigation measures are necessary because Agricultural and Forestry impacts will be less than significant.

**Level of Significance After Mitigation**

Not Applicable

## *4.3 – Air Quality*

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| Where available, the significance criteria established by the applicable air quality management district may be relied upon to make the following determinations.<br><br>Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | | | ☑ | |
| b) 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? | | | ☑ | |
| c) Expose sensitive receptors to substantial pollutant concentrations? | | | ☑ | |
| d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? | | | ☑ | |

**Sources**

Information used to prepare this section is from the following sources: *City of Whittier General Plan*, 1993.

**Environmental Setting**

Local jurisdictions, such as the City of Whittier, have the authority and responsibility to reduce air pollution through its police power and decision-making authority. Specifically, the City is responsible for the assessment and mitigation of air emissions resulting from its land use decisions. The City is also responsible for the implementation of transportation control measures as outlined in the 2016 AQMP. Examples of such measures include bus turnouts, energy-efficient streetlights, and synchronized traffic signals. In accordance with CEQA requirements and the CEQA review process, the City assesses the air quality impacts of new development projects, requires mitigation of potentially significant air quality impacts by conditioning discretionary permits, monitoring and enforcing implementation of such mitigation. In accordance with the CEQA requirements, the City does not, however, have the expertise to develop plans, programs, procedures, and methodologies to ensure that air quality within the City and region will meet federal and state standards. Instead, the City relies on the expertise of the SCAQMD and utilizes the SCAQMD CEQA Handbook and CalEEMod as the guidance documents for the environmental review of plans and development proposals within its jurisdiction.

***Discussion***

a) **Less Than Significant Impact.** The California Environmental Quality Act (CEQA) requires a discussion of any inconsistencies between a proposed project and applicable General Plans and Regional Plans (CEQA Guidelines Section 15125). The regional plan that applies to the proposed project includes the SCAQMD Air Quality Management Plan (AQMP). Therefore, this section discusses any potential inconsistencies of the proposed project with the AQMP.

The Southern California Association of Governments (SCAG) has determined that if a project is consistent with the growth forecasts for the subregion in which it is located, it is consistent with the South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan (AQMP), and regional emissions are mitigated by the control strategies specified in the AQMP. The regional air quality plan is based upon projected land use patterns and associated air pollution emissions, especially from traffic. A project is consistent with the AQMP if it is consistent with the population, housing and employment assumptions that were used in the development of the AQMP. The 2016 AQMP incorporate SCAG's RTP socioeconomic forecast projections of regional population and employment growth. The project's operations and traffic would not result in a considerable increase in jobs or traffic and therefore is not expected to exceed AQMP projections. Due to the nature of the project and its minimal effect on future population or employment, the project is consistent with the population forecasts for the area as adopted by SCAG. Because the project is consistent with the SCAQMD's projections incorporated into the AQMP, it can be concluded that the project would be consistent with the projections in the AQMP.

Additionally, pursuant to the methodology provided in Chapter 12 of the SCAQMD 1993 CEQA Air Quality Handbook, consistency with the AQMP is affirmed when a project 1. Does not increase the frequency or severity of an air quality standards violation or cause a new violation, and 2. Is consistent with the growth assumptions in the AQMP. The analysis below concludes that the proposed project would result in short-term construction and long-term operational emissions that are less than the CEQA significance thresholds established by the SCAQMD. Therefore, the project would not result in an increase in the frequency or severity of any air quality standards violations and would not cause a new air quality standard violation. Based on the consistency analysis presented above, the proposed project will not conflict with the AQMP and impacts will be less than significant.

b) **Less Than Significant Impact.** A project may have a significant impact if project related emissions would exceed federal, state, or regional standards or thresholds, or if project-related emissions would substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the South Coast Air Quality Management District (SCAQMD). Both the State of California (State) and the Federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone ($O_3$), carbon monoxide (CO), nitrogen dioxide ($NO_2$), sulfur dioxide ($SO_2$), inhalable particulate matter with a diameter of 10 microns or less ($PM_{10}$), fine particulate matter with a diameter of 2.5 microns or less ($PM_{2.5}$), and lead (Pb). The State has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Implementation of the proposed project would not significantly lower air quality standards or contribute to an air quality violation. The proposed car wash will replace existing commercial uses. It is anticipated that this replacement use will not have an impact on development and

emissions. Therefore, the project would not impact air quality and no further environmental analysis is required.

Air quality impacts from commercial development derive primarily from transportation sources and are regional in nature. Except for microscale CO impacts, their contribution to any localized impacts cannot be calculated. The primary localized source of impact from project development is typically from construction activities. Construction equipment exhaust contains carcinogenic compounds within the diesel exhaust particulates. The toxicity of diesel exhaust is evaluated relative to a 24-hour per day, 365 days per year, 70-year lifetime exposure. The SCAQMD does not generally require the analysis of construction-related diesel emissions relative to health risk due to the short period for which the majority of diesel exhaust would occur. Health risk analyses are typically assessed over a 9-, 30-, or 70-year timeframe and not over a relatively brief period such as a year or less due to the lack of health risk associated with such a brief exposure

c) **Less Than Significant Impact.** Sensitive receptors are those segments of the population that are most susceptible to poor air quality such as children, the elderly, the sick, and athletes who perform outdoors. Land uses associated with sensitive receptors include residences, schools, playgrounds, childcare centers, outdoor athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. The nearest land uses that considered *sensitive receptors* are the residential dwelling units located adjacent to commercial and industrial areas.

Cumulative short-term, construction-related emissions and long-term, operational emissions from the project will not contribute considerably to any potential cumulative air quality impact because short-term project and operational emissions will not exceed any SCAQMD daily threshold.

The project site is located in a region that is in non-attainment for ozone, $PM_{10}$ and $PM_{2.5}$. The emissions associated with the project would not be cumulatively considerable as the emissions would fall below the SCAQMD thresholds. Therefore, the impacts would be less than significant in this regard and no mitigation measures would be necessary.

As required of the proposed project, other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation pursuant to State CEQA requirements. Such measures include compliance with SCAQMD Rule 403, which requires daily watering to limit dust and particulate matter emissions. Impacts will be less than significant.

Air quality impacts are analyzed relative to those persons with the greatest sensitivity to air pollution exposure. Such persons are called “sensitive receptors.” Sensitive population groups include young children, the elderly and the acutely and chronically ill (especially those with cardio-respiratory disease). The project itself is not considered a sensitive use. Residential areas adjacent to a proposed site are considered to be sensitive to air pollution exposure because they may be occupied for extended periods, and residents may be outdoors when exposure is highest. The closest residential neighborhoods to the site are directly to the south and east. Residential uses are sensitive to air contaminant emissions, both those that cause adverse health reactions as well as nuisances such as odors, dusts, mists, etc. Operation of the proposed project will generate minimal impact. The majority of impact for adjacent residential uses is during project construction.

d) **Less Than Significant Impact.** According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of

chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed project does not include any of the above noted uses or process. The project would not allow operations that could directly or indirectly result in any significant adverse odors or intensification of odors beyond those typically associated with construction activities. No further environmental analysis is necessary.

In addition, odors generated that could be generated by construction activities are required to be in compliance with SCAQMD Rule 402 to prevent odor nuisances on sensitive land uses. SCAQMD Rule 402, Nuisance, states:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

During construction, emissions from construction equipment, such as diesel exhaust, and volatile organic compounds from architectural coatings and paving activities may generate odors. However, these odors would be temporary and are not expected to affect a substantial number of people. Therefore, impacts relating to both operational and construction activity odors would be less than significant.

**Mitigation Measures**

No mitigation measures are necessary because Air Quality impacts will be less than significant with standard conditions applied.

**Level of Significance After Mitigation**

Not Applicable

## *4.4 – Biological Resources*

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| 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 or U.S. Fish and Wildlife Service? | | | | ☑ |

| | | | | |
|---|---|---|---|---|
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | | | | ☑ |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | | | | ☑ |
| 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? | | | | ☑ |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | | | ☑ | |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | | | | ☑ |

***Sources***

Information used to prepare this section is from the following sources: California Natural Diversity Database; United States Fish and Wildlife Service, National Wetlands Inventory, Wetlands Mapper; US Fish & Wildlife Services, Environmental Conservation Online System; California Department of Fish and Wildlife, California Regional Conservation Plans Map; and *City of Whittier General Plan Update*, 1993.

***Environmental Setting***

The proposed project is located within an urbanized area, and the project area is developed. No slopes, rock features, waterbodies, forests, or wildlife of note were identified on the property. The USGS Whittier, California Quadrangle does not show any blue-line channels or other water features within the boundaries of the parcels or in the immediate area. In addition, no sensitive habitats (e.g., sensitive species critical habitats, etc.) have been documented in the immediate area according to the California Natural Diversity Database (CNDDB) (2016) and none were observed during field investigations.

**Discussion**

a) **No Impact.** Wildlife habitats within the City are generally limited to parks, nature preserves, and water body areas. The project would not promote activities that would remove or impact any existing or planned wildlife habitats. No further environmental analysis is required. The project site is developed. Limited landscaping currently exists on-site and will be enhanced with the new construction. The non-native vegetation is not habitat of any species identified as a

candidate, sensitive, or special status species. The project site is not identified as critical habitat for Threatened and Endangered Species. Considering the highly disturbed nature of the project site surrounding areas, the probability of existence of designated species under the federal Endangered Species Act or California Special Concern Species is low. The proposed project would, therefore, not have a substantial adverse effect on any species identified as a candidate, sensitive, or special-status species in local or regional plans or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS). Considering the lack of habitat on the property, no impacts to wildlife species of concern will occur.

b) **No Impact.** Land uses subject to this proposed project would occur in established urbanized areas and would not remove or impact any riparian habitat or other sensitive natural communities. No further environmental analysis is required. The project site is located on land that is developed with structures and landscaping. As such, there will be no direct impact to riparian habitat or other sensitive natural habitat and no impact would occur because of the absence of the resource.

c) **No Impact.** According to the federal National Wetlands Inventory, the project site does not contain riverine wetlands. The proposed project would not disturb any offsite wetlands. There are no on-site water features indicative of potential wetlands rather there is formal landscaping within parking areas and surrounding buildings. No impacts would occur. No further environmental analysis is required.

d) **No Impact.** The project site is currently developed and is surrounded by existing commercial and residential development, preventing the use of the project site and surrounding area as a wildlife corridor. The project site contains very limited vegetation in the context of a completely urbanized setting. There is no water body located on-site. The project site does not provide for the movement of any native resident or migratory fish or wildlife. No impact will occur.

e) **Less Than Significant Impact.** The City has a tree removal policy that states that if more than five trees are to be removed, a tree removal permit application must be submitted to and approved by the City. The project would comply with policies pertaining to tree removal as applicable. Project implementation would be consistent with the General Plan and in conformity with all local policies and regulations. It would not alter or eliminate any existing or future policy or ordinance protecting biological resources. No further environmental analysis is required.

f) **No Impact.** The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan because the City of Whittier does not have an adopted Habitat Conservation Plan according to the US Fish & Wildlife Services, Environmental Conservation Online System (ECOS) mapping or any Natural Community Conservation Plan areas apply to the project site according to the California Department of Fish and Wildlife, California Regional Conservation Plans Map. Therefore, implementation of the proposed project would have no adverse impact. No impact would occur.

**Mitigation Measures**

No mitigation measures are necessary because Biological Resource impacts will be less than significant.

**Level of Significance After Mitigation**

Not Applicable

## *4.5 – Cultural Resources*

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? | | | ☑ | |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? | | | ☑ | |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | | | ☑ | |

***Sources***

Information used to prepare this section is from the following sources: *City of Whittier General Plan Update*, 1993 and Phase 1 Environmental Site Assessment (ESA) prepared by WEECO dated May 4, 2017.

***Environmental Setting***

The proposed project is located within an urbanized area, and the majority of the project area is developed. Historical research for the study site is based on published literature in local and regional history, U.S. Geological Survey (USGS) topographic maps, Phase 1 ESA and aerial photographs of the Whittier area. The aerial photographs are available at the NETR Online website. Sources consulted during this phase of the research included primarily the archival records of the City of Whittier, particularly property tax assessment records and building safety records.

The subject property is an approximately 26,957 square-foot lot, and had been developed with two (2) buildings approximately 1,776 square-feet and 1,120 square-feet in size. The subject buildings were constructed in 1955 and 1960, respectively. From the visual inspection, the subject site is composed of one (1) single-story commercial building being used as a retail stores. Asphalt paved parking areas were observed on the west side of the subject site. The subject site is currently occupied by a 5-unit commercial retail plaza.

***Discussion***

a) **Less Than Significant Impact.** The City of Whittier is an urbanized community and nearly all properties within the City (except for areas such as protected park lands) have been previously disturbed and/or developed. The proposed project would not promote, encourage or enable activities that could remove, degrade or in any way adversely impact local historic resources. Historic Resources within the City are regulated and protected pursuant to the City's Historic Resource Element of the General Plan. No further environmental analysis is required.

**References**

This property is developed and does not contain any structures that would satisfy any of the criteria for a historic resource defined in Section 15064.5 of the State CEQA Guidelines. The existing commercial buildings were constructed in 1955 and 1960, respectively. The proposed project is aesthetically anticipated to enhance the area as compared to existing conditions. There will be no impacts on historic resources.

b) **Less Than Significant Impact.** The property is a developed parcel in a fully urbanized area. No known archaeological or paleontological sites are documented within the project area according to the Whittier General Plan. The potential for uncovering such significant resources at the project site during construction activities is considered remote given that no such resources have been discovered during prior development activity within the area, there are no unique geological resources on or near the project site, and the fact that the site has been significantly disturbed in the past. Due to the previously disturbed site as a retail complex; it is considered unlikely that archeological or paleontological resources would be found.

In accordance with standard City procedures, a halt-work condition would be in place in the unlikely event that archaeological or paleontological resources are discovered during construction. The contractor would be required to halt work in the immediate area of the find and to retain a professional archaeologist or paleontologist, as applicable, to examine the materials to determine whether they are a "unique archaeological resource" as defined in Section 21083.2(g) of the State CEQA Statutes. If this determination is positive, the scientifically consequential information must be fully recovered by the archaeologist or paleontologist, as applicable, consistent with standard City protocol. As such, impacts on archeological and/or paleontological impacts would be less than significant.

c) **Less Than Significant Impact.** It is unlikely that human remains could be uncovered during grading operations. Nonetheless, should suspected human remains be encountered, the contractor shall be required to notify the County Coroner in accordance with Section 7050.5 of the California Health and Safety Code, who must then determine whether the remains are of forensic interest. If the Coroner, with the aid of a supervising archaeologist, determines that the remains are or appear to be of a Native American, he/she would be required to contact the Native American Heritage Commission for further investigations and proper recovery of such remains, if necessary. Through this existing regulatory procedure, impacts to human remains would be avoided. Impact would be less than significant with application of existing regulations

**Mitigation Measures**

No mitigation measures are necessary because Cultural Resource impacts will be less than significant.

**Level of Significance After Mitigation**

Not Applicable.

## *4.6 – Energy*

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | | | ☑ | |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | | | ☑ | |

***Sources***

Information used to prepare this section is from the following sources: *City of Whittier General Plan Update*, 1993.

***Environmental Setting***

Energy resources include electricity, natural gas and other fuels. The production of electricity requires the consumption or conversion of energy resources, including water, wind, oil, gas, coal, solar, geothermal, and nuclear resources, into energy. Energy production and energy use both result in the depletion of nonrenewable resources (e.g., oil, natural gas, coal, etc.) and emission of pollutants. Energy usage is typically quantified using the British Thermal Unit (BTU). The BTU is the amount of energy that is required to raise the temperature of one pound of water by one degree Fahrenheit. As points of reference, the approximate amount of energy contained in a gallon of gasoline, 100 cubic feet (one therm) of natural gas, and a kilowatt hour of electricity are 123,000 BTUs, 100,000 BTUs, and 3,400 BTUs, respectively.

*Existing Electricity Consumption*

Southern California Edison is the service provider for electric. The electricity generated is distributed through a network of transmission and distribution lines commonly called a power grid. Conveyance of electricity through transmission lines is typically responsive to market demands. The delivery of electricity involves a number of system components, including substations and transformers that lower transmission line power (voltage) to a level appropriate for on-site distribution and use. According to the California Energy Commission (CEC), total system electric generation for California in 2017 was 292,039 gigawatt-hours (GWh). California's non-CO2 emitting electric generation categories (nuclear, large hydroelectric, and renewable generation) accounted for more than 56 percent of total in-state generation for 2017. California's in-state electric generation was 206,336 GWh and electricity imports were 85,703 GWh.

*Existing Natural Gas Consumption*

**References**

Southern California Gas Company (SoCalGas) is responsible for providing natural gas supply to the City and is regulated by the California Public Utilities Commission and other state agencies. Natural gas is a combustible mixture of simple hydrocarbon compounds (primarily methane) that is used as a fuel source. Natural gas consumed in California is obtained from naturally occurring reservoirs and delivered through high-pressure transmission pipelines. The natural gas transportation system is a nationwide network. Natural gas is used in electricity generation, space heating, cooking, water heating, industrial processes, and as a transportation fuel. Natural gas is measured in terms of cubic feet. According to the CEC, nearly 45 percent of the natural gas burned in California was used for electricity generation, with the remainder consumed in the residential (21 percent), industrial (25 percent), and commercial (9 percent) sectors. In 2012, total natural gas demand in California for industrial, residential, commercial, and electric power generation was 2,313 billion cubic feet.

*Existing Transportation Energy*

According to the California Energy Commission, transportation accounts for nearly 37 percent of California's total energy consumption. Based on available fuel consumption data from the United States Energy Information Administration (USEIA), in 2015, California consumed a total of 342,523 thousand barrels of gasoline for transportation, which is equivalent to a total annual consumption of approximately 14.4 billion gallons by the transportation sector. California consumed a total of 80,487 thousand barrels of diesel fuel for transportation, which is equivalent to a total annual consumption of approximately 3.4 billion gallons by the transportation sector. Transportation fuels, primarily gasoline and diesel, would be provided by local or regional suppliers, vendors, and patrons. According to the California Air Resources Board on-road vehicle emissions factor (EMFAC2014) model, the average fuel economy for the fleet-wide mix of vehicles operating in the South Coast Air Basin region is approximately 20.17 miles per gallon for gasoline fueled vehicles and approximately 7.81 miles per gallon for diesel-fueled vehicles. Gasoline-fueled vehicles account for approximately 96 percent of the total vehicles and diesel-fueled vehicles account for approximately 3.6 percent of the total vehicles. Electric vehicles account for approximately 0.3 percent of the total vehicles.

***Discussion***

a) **Less Than Significant Impact.** The project includes the demolition of 2,896 square feet of commercial buildings and 3,578 square feet of new construction for an automated car wash. The development will be required to comply with all applicable regulations, including Whittier Municipal Code Title 18 (Zoning) and Part 6 (California Energy Code) of Title 24 (California Building Standards Code). Project implementation will not directly or indirectly result in wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. No further analysis is required.

b) **Less Than Significant Impact.** The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency as it involves limited new construction of 682 square feet compared to the existing commercial uses.

**Mitigation Measures**

With the compliance with existing regulations, the project would not result in significant impacts associated with Energy.

**Level of Significance After Mitigation**

Not Applicable

## *4.7 – Geology and Soils*

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | | | ☑ | |
| ii) Strong seismic ground shaking? | | | ☑ | |
| iii) Seismic-related ground failure, including liquefaction? | | | ☑ | |
| iv) Landslides? | | | ☑ | |
| b) Result in substantial soil erosion or the loss of topsoil? | | | ☑ | |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? | | | ☑ | |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | | | ☑ | |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | | | ☑ | |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | ☑ | |

## References

### *Sources*

Information used to prepare this section is from the following sources: *City of Whittier General Plan Update*, 1993, Chapter 7 Public Safety; UC Davis Soil Resource Laboratory, SoilWeb, http://casoilresource.lawr.ucdavis.edu/gmap/, accessed October 1, 2019.

### *Environmental Setting*

The City of Whittier is located along the southern section of the northwestern Puente Hills. West of the hills is a lowland plain that gently slopes to the southwest. The majority if the City is situated on the lowland surface.

### *Discussion*

a.i) **Less Than Significant Impact.** Per Exhibit 7-3, Major Faults in Southern California and Exhibit 7-4 Compilation of the Whittier Fault of the Seismic Safety Element Background Report of the General Plan, the most significant fault system in the City is the Whittier-Elsinore fault zone. This fault zone runs parallel to the northwest City limits. The proposed project will be required to comply with applicable building codes that account for the possibility of seismic events. No further environmental analysis is necessary

a.ii) **Less Than Significant Impact.** The Whittier-Elsinore fault zone could create substantial ground shaking if a seismic event occurred along that fault. Similarly, a strong seismic event on any other fault system in Southern California has the potential to create considerable levels of ground shaking throughout the City. However, numerous variables determine the level of damage to a specific location. Given these variables, it is not possible to determine the level of damage that may occur on the site during a seismic event. The project must conform to all applicable State and local building codes relative to seismic safety.

a.iii) **Less Than Significant Impact.** Liquefaction is a mode of ground failure that results from the generation of high pore water pressures during earthquake ground shaking, causing loss of shear strength. Liquefaction is typically a hazard where loose sandy soils exist below groundwater. The California Geological Survey (CGS) has designated certain areas within southern California as potential liquefaction hazard zones. These are areas considered at a risk of liquefaction-related ground failure during a seismic event, based upon mapped surficial deposits and the presence of a relatively shallow water table. Per Exhibit 7-5, Relative Liquefaction Susceptibility of the Seismic Safety Element Background Report of the General Plan, most of the City is in areas of either very low or low liquefaction potential. The only exceptions are in the southeastern portion of the City, where there is moderate liquefaction potential. The proposed project would be required to comply with applicable building codes that account for the possibility of liquefaction susceptibility.

a.iv) **Less Than Significant Impact.** Structures built below or on slopes subject to failure or landslides may expose people and structures to harm. Per Exhibit 7-6, Landslide Hazards of the Seismic Safety Element Background Report of the General Plan, the majority of the City is relatively flat and characterized by slopes that are not high (less than 50 feet) or steep (generally sloping flatter than 1-1/2:1, horizontal to vertical). There are areas associated with the Puente Hills formation that have shown previous evidence of landslides. The proposed project is not near the Puente Hills and therefore would not be required to comply with applicable building codes that account for the possibility of landslides within hillside areas. Based on the existing location of project, impacts would be expected to be less than significant and no further environmental analysis is required.

b) **Less Than Significant Impact.** Topsoil is used to cover surface areas for the establishment and maintenance of vegetation due to its high concentrations of organic matter and microorganisms. The project would be required to adhere to all applicable construction standards regarding erosion control, including best management practices to minimize runoff and erosion impacts from earth-moving activities such as excavation, contouring and compaction. No further environmental analysis is necessary.

c) **Less Than Significant Impact.** Impacts related to liquefaction and landslides are discussed above in Section 4.7.a. Lateral spreading is the downslope movement of surface sediment due to liquefaction in a subsurface layer. The downslope movement is due to gravity and earthquake shaking combined. Such movement can occur on slope gradients of as little as one degree. Lateral spreading typically damages pipelines, utilities, bridges, and structures.

Lateral spreading of the ground surface during a seismic activity usually occurs along the weak shear zones within a liquefiable soil layer and has been observed to generally take place toward a free face (i.e. retaining wall, slope, or channel) and to lesser extent on ground surfaces with a very gentle slope. Due to the absence of any substantial change in grade, the potential for lateral spread occurring within the project area is considered to be low. The project will be constructed in compliance with all applicable building code requirements regarding soil stability.

d) **Less Than Significant Impact.** The CBC requires special design considerations for foundations of structures built on soils with expansion indices greater than 20. The proposed project will be required to comply with applicable building codes that account for the possibility of expansive soils.

e) **Less Than Significant Impact.** The entire City is served by an existing sewer system and therefore, has no need for septic tanks or any other alternative wastewater disposal systems. The site will be served by Suburban Water Systems. No further environmental analysis is required.

f) **Less Than Significant Impact.** The project does not propose extensive excavation that could adversely impact any paleontological resources or geologic features according to the grading plan.

***Mitigation Measures***

No mitigation measures are necessary because impacts to Geology and Soils will be less than significant.

***Level of Significance After Mitigation***

Not Applicable

## *4.8 – Greenhouse Gas Emissions*

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | | | ☑ | |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | | | ☑ | |

### *Sources*

Information used to prepare this section is from the following source: *City of Whittier General Plan Update*, 1993.

### *Environmental Setting*

Constituent gases of the Earth's atmosphere, called atmospheric greenhouse gases (GHG), play a critical role in the Earth's radiation amount by trapping infrared radiation emitted from the Earth's surface, which otherwise would have escaped to space. Prominent greenhouse gases contributing to this process include carbon dioxide (CO2), methane (CH4), ozone, water vapor, nitrous oxide (N2O), and chlorofluorocarbons (CFCs). This phenomenon, known as the Greenhouse Effect, is responsible for maintaining a habitable climate. Anthropogenic (caused or produced by humans) emissions of these greenhouse gases in excess of natural ambient concentrations are responsible for the enhancement of the Greenhouse Effect and have led to a trend of unnatural warming of the Earth's natural climate, known as global warming or climate change. Emissions of gases that induce global warming are attributable to human activities associated with industrial/manufacturing, agriculture, utilities, transportation, and residential land uses. Transportation is responsible for 41 percent of the State's greenhouse gas emissions, followed by electricity generation. Emissions of CO2 and nitrous oxide (NOx) are byproducts of fossil fuel combustion. Methane, a potent greenhouse gas, results from off-gassing associated with agricultural practices and landfills. Sinks of CO2, where CO2 is stored outside of the atmosphere, include uptake by vegetation and dissolution into the ocean.

The project is within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). A numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin (Basin) has not officially been adopted by the SCAQMD. As an interim threshold based on guidance provided in the CAPCOA *CEQA and Climate Change* white paper, a non-zero threshold based on Approach 2 of the handbook will be used. Threshold 2.5 (Unit- Based Thresholds Based on Market Capture) establishes a numerical threshold based on capture of approximately 90 percent of emissions from future development. The latest threshold developed by SCAQMD using this method is 3,000

metric tons carbon dioxide equivalent (MTCO2E) per year for residential and commercial projects. This threshold is based on the review of 711 CEQA projects.

In response to the requirements of SB97, the State Resources Agency developed guidelines for the treatment of GHG emissions under CEQA. These new guidelines became state laws as part of Title 14 of the California Code of Regulations in March, 2010. The CEQA Appendix G guidelines were modified to include GHG as a required analysis element. A project would have a potentially significant impact if it:

- Generates GHG emissions, directly or indirectly, that may have a significant impact on the environment, or,

- Conflicts with an applicable plan, policy or regulation adopted to reduce GHG emissions.

Section 15064.4 of the Code specifies how significance of GHG emissions is to be evaluated. The process is broken down into quantification of project-related GHG emissions, making a determination of significance, and specification of any appropriate mitigation if impacts are found to be potentially significant. At each of these steps, the new GHG guidelines afford the lead agency with substantial flexibility.

Emissions identification may be quantitative, qualitative or based on performance standards. CEQA guidelines allow the lead agency to "select the model or methodology it considers most appropriate." The most common practice for transportation/combustion GHG emissions quantification is to use a computer model such as CalEEMod, as was used in the ensuing analysis.

The significance of those emissions then must be evaluated; the selection of a threshold of significance must take into consideration what level of GHG emissions would be cumulatively considerable. The guidelines are clear that they do not support a zero net emissions threshold. If the lead agency does not have sufficient expertise in evaluating GHG impacts, it may rely on thresholds adopted by an agency with greater expertise.

On December 5, 2008 the SCAQMD Governing Board adopted an Interim quantitative GHG Significance Threshold for industrial projects where the SCAQMD is the lead agency (e.g., stationary source permit projects, rules, plans, etc.) of 10,000 Metric Tons (MT) $CO_2$ equivalent/year. In September 2010, the Working Group released revisions that recommended a threshold of 3,000 MT $CO_2$e for commercial or residential land use types. This 3,000 MT/year recommendation has been used as a guideline for this analysis

***Discussion***

a) **Less Than Significant Impact.** California is a substantial contributor of global greenhouse gases (GHGs), emitting over 400 million tons of carbon dioxide per year. Climate studies indicate that California is likely to see an increase of three to four degrees Fahrenheit over the next century. Methane is also an important GHG that potentially contributes to global climate change. GHGs are global in their effect, which is to increase the earth's ability to absorb heat in the atmosphere. As primary GHGs have a long lifetime in the atmosphere, accumulate over time, and are generally well-mixed, their impact on the atmosphere is mostly independent of the point of emission. The project would not result in direct or indirect significant GHG impacts. No further environmental analysis is needed.

b) **Less Than Significant Impact.** Whittier has adopted the 2016 edition of the California Building Code (Title 24), including the California Green Building Standards Code. The project would be subject to the California Green Building Standards Code, which requires new buildings to

reduce water consumption, employ building commissioning to increase building system efficiencies for large buildings, divert construction waste from landfills, and install low pollutant-emitting finish materials. The project does not include any feature (i.e. substantially alter energy demands) that would interfere with implementation of these State and City codes and plans. The City of Whittier does not have any additional plans, policies, standards, or regulations related to climate change and GHG emissions. Also, no other government-adopted plans or regulatory programs in effect at this time have established a specific performance standard to reduce GHG emissions from a single building project. The proposed project would not permit any land use operations that would conflict with any plans, policies or regulations related to the reduction of greenhouse gas emissions. No further environmental analysis is needed.

***Mitigation Measures***

No mitigation measures are necessary because impacts to Greenhouse Gas Emissions will be less than significant.

***Level of Significance After Mitigation***

Not Applicable

## *4.9 – Hazards and Hazardous Materials*

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | | ☑ | | |
| b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident condition involving the release of hazardous materials into the environment? | | | ☑ | |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | | | ☑ | |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | | | ☑ | |

| | | | | |
|---|---|---|---|---|
| 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 or excessive noise for people residing or working in the project area? | | | | ☑ |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | ☑ | |
| g) Expose people or structures, directly or indirectly to a significant risk of loss, injury or death involving wildland fires, including where wildlands? | | | ☑ | |

***Sources***

Information used to prepare this section is from the following sources: *City of Whittier Background Reports for the Whittier General Plan Update, 1993, Chapter 7 Public Safety Element*; California Department of Toxic Substances Control. EnviroStor. <www.envirostor.dtsc.ca.gov> [Accessed October 1, 2019]; California State Water Resources Control Board. GeoTracker. <geotracker.waterboards.ca.gov> [Accessed October 1, 2019]; California State Water Resources Control Board. Sites Identified with Waste Constituents Above Hazardous Waste Levels Outside the Waste Management Unit. www.calepa.ca.gov/SiteCleanup/CorteseList [Accessed October 1, 2019]; California Department of Forestry and Fire Protection. Incorporated Fire Hazard Severity Zone: City of Whittier. Very High Fire Hazard Severity Zones in LRA (Local Responsibility Area), September 2011. http://www.fire.ca.gov/fire_prevention/fhsz_maps/FHSZ/losangeles/Whittier.pdf [Accessed October 1, 2019]; and California Department of Transportation, Division of Aeronautics website, California Public Use Airport list. [Accessed October 1, 2019].

***Environmental Setting***

*Hazardous Waste Site*

The City of Whittier has properties listed on the State of California Hazardous Waste and Substances Site List pursuant to Government Code Section 65962.5. California Department of Toxic Substances Control Envirostar database, accessed October 1, 2019.

*Local Schools*

The City is served by the following school districts: Whittier Union High School District, Whittier City School District, Fullerton Joint Union High School District, Whittier Elementary School District, the East Whittier Elementary School District, the Los Nietos School District and the Lowell Joint School District.

*Public Airports/Private Airstrips*

There are no private or public airports located within the City limits of Whittier. Fullerton Municipal Airport is located approximately 7 miles southeast of the City.

***Discussion***

a) **Less Than Significant Impact with Mitigation Incorporated.** The proposed car wash project will be required to fully comply with Whittier Municipal Code, as well as all existing State safety regulations.

Asbestos-Containing Materials

Activities associated with the demolition of the existing structures on site, which were constructed in the 1950-60s, may pose a hazard with regard to asbestos containing materials (ACM). ACM were used on a widespread basis in building construction prior to and into the 1980s. Asbestos generally does not pose a threat when it remains intact. When asbestos is disturbed and becomes airborne, such as during demolition activities, significant impacts to human health could occur. Construction workers completing demolition activities, as well as surrounding uses, have the potential to be exposed to airborne asbestos emissions due to the potential presence of ACM.

SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities) requires work practices that limit asbestos emissions from building demolition and renovation activities, including the removal and disturbance of ACM. This rule is generally designed to protect uses and persons adjacent to demolition or renovation activity from exposure to asbestos emissions. Rule 1403 requires surveys of any facility being demolished or renovated for the presence of all friable and Class I and Class II non-friable ACM. Rule 1403 also establishes notification procedures, removal procedures, handling operations, and warning label requirements, including HEPA filtration, the *glovebag* method, wetting, and some methods of dry removal that must be implemented when disturbing appreciable amounts of ACM (more than 100 square feet of surface area). Mitigation Measures will ensure that appropriate ACM abatement is implemented to minimize any potentially significant health impacts to workers or the public. Impacts due to asbestos exposure will be less than significant with mitigation incorporated.

Lead-Based Paint

Exposure of construction workers to lead-based paint during demolition activities is also of concern, similar to exposure to asbestos. Specific testing is required to determine if paint or other materials used in the construction of the building on the site contains significant levels of lead. These tests were not within the scope of work for the environmental assessment reports completed for the subject site.

Exposure of surrounding land uses to lead from demolition activities is generally not a concern because demolition activities do not result in appreciable emissions of lead. The primary emitters of lead are industrial processes. Any lead-based paint utilized on the exterior and interior of the existing buildings would generally remain inside the structure or close to the exterior of the building. Improper disposal of lead-based paint could contaminate soil and subsurface groundwater in and under landfills not properly equipped to handle hazardous levels of this material. If lead-based paint exists, 8 CCR Section 1532.1 (California Construction Safety Orders for Lead) is applicable to the demolition of all existing structures requiring exposure assessment and compliance measures to keep worker exposure below action levels. The project is also subject to Title 22 requirements for the disposal of solid waste contaminated with excessive levels of lead. A Mitigation Measure will ensure that state requirements for handling of lead are implemented. Impacts due to lead exposure and contamination will be less than significant with mitigation incorporated.

b) **Less Than Significant Impact.** All hazardous materials are required to be utilized and transported in accordance with their labeling pursuant to federal and state law. Routine construction practices include good housekeeping measures to prevent/contain/clean-up spills

and contamination from fuels, solvents, concrete wastes and other waste materials. During construction, BMPs would be required to be implemented by the City as well as standard construction controls and safety procedures that would avoid or minimize the potential for accidental release of these substances. Standard construction practices would be observed such that any materials released are appropriately contained and remediated as required by the Whittier City Fire Department, and the local Certified Unified Program Agency for hazardous materials in the region. With implementation of standard conditions, hazard to the public or the environment through reasonable foreseeable upset and accident condition involving the release of hazardous materials into the environment would be less than significant.

c) **Less than Significant Impact.** As discussed in Section 4.9.b, existing regulations address potential off-site construction-related hazards associated with demolition of the existing onsite structures. Impact would be less than significant with implementation of existing regulations. The project consists of the demolition of existing structures and new construction of an automated car wash. The project would not result in impacts to schools due to hazardous materials handling or emissions and no mitigation is required.

d) **Less than Significant Impact.** A review of known electronic database listings for possible hazardous waste generating establishments, as well as sites with known environmental concerns was conducted. Facilities were identified by county, state, or federal agencies that generate, store, or dispose of hazardous materials. The project site is not located on the State of California Hazardous Waste and Substances Site List pursuant to Government Code Section 65962.5. California Department of Toxic Substances Control Envirostar database accessed October 1, 2019. The project will not be permitted to create any significant hazards to the public or the environment.

e) **No Impact.** There are no private or public airports located within 2 miles of the project area. The project would not alter air traffic patterns or encourage future developments that could conflict with established Federal Aviation Administration (FAA) flight protection zones. Therefore, the project would not result in safety hazards from proximity to airports for people living in the project area or excessive noise for people residing or working in the project area. No impact will occur.

f) **Less Than Significant Impact.** The project would not encourage or otherwise set forth any policies or recommendations that could potentially impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No further environmental analysis is required.

g) **Less than Significant Impact.** The project site is located within an urbanized area of the City of Whittier and is not located within a fire hazard zone, as identified on the latest Fire Hazard Severity Zone (FHSZ) maps prepared by the California Department of Forestry and Fire Protection (CALFIRE). There are no wildland conditions in the urbanized area that the project site is located. No impact would occur.

***Mitigation Measures***

**Asbestos-Containing Materials**

Prior to commencement of demolition activities, the existing onsite structures shall be surveyed for the presence of asbestos containing materials (ACM) by a contractor registered with Asbestos Contractors' Registration Unit, as required by the State law. Should ACM be detected, appropriate abatement measures pursuant to South Coast Air Quality Management District Rule 1403 shall commence by a registered contractor at the expense of the project proponent.

**References**

Documentation certifying that ACM have been removed to satisfactory levels as required by State law shall be delivered to the City Planning Director prior to demolition of existing structures onsite. The applicant shall bear the cost of implementing this mitigation.

**Lead Based Paints**

Prior to commencement of demolition activities, the existing onsite structures shall be surveyed for the presence of lead. If lead exists in levels determined to be hazardous, such materials shall be removed by an abatement contractor prior to demolition of the buildings. Demolition debris and waste categorized as hazardous waste shall be handled, transported, and disposed of in accordance with applicable federal, state, and local laws and rules to ensure that potential impacts of health and the environment are minimized. Specifically, employees who perform trigger tasks, such as manual demolition, are required to receive employer provided training, air monitoring, protective clothing, respirators, and hand washing facilities. Standard work practices required by CCR Title 17, Division 1, Chapter 8 also include the use of wet methods and HEPA vacuums. Documentation verifying appropriate disposal of hazardous wastes from demolition debris containing lead shall be provided to the City Planning Director prior to commencement of building construction. The applicant shall bear the cost of implementing this mitigation.

***Level of Significance After Mitigation***

Less than significant.

## *4.10 – Hydrology and Water Quality*

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | | | ☑ | |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | | | ☑ | |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | | | | |

| | | | | |
|---|---|---|---|---|
| i) result in substantial erosion or siltation on- or off-site; | | | ☑ | |
| ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; | | | ☑ | |
| iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | | | ☑ | |
| iv) impede or redirect flood flows? | | | ☑ | |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | | | ☑ | |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | | | ☑ | |

***Sources***

Information used to prepare this section is from the following sources: *City of Whittier General Plan Update, 1993*; Whittier Municipal Code; Flood Insurance Rate Maps (FIRM).

***Environmental Setting***

The developed portions of Whittier are served by an extensive municipal storm drain network that is maintained by the City and designed to collect all urban runoff. These drain eventually to the Los Angeles River. While existing flood control structures have provided significant protection from uncontrolled flooding, inadequacies in the local drainage system have caused occasional localized flooding.

*Federal and State Oversight*

The federal Clean Water Act (CWA) is the principal federal law that provides for the protection of water quality. The primary objectives of the CWA are to "restore and maintain the chemical, physical, and biological integrity of the Nation's waters," and to make all surface waters "fishable" and "swimmable." The U.S. Environmental Protection Agency (EPA) is the designated federal agency responsible for implementing the CWA and it has further delegated authority to the State Water Resources Control Board (SWRCB) and associated Regional Water Quality Control Boards (RWQCB) for compliance with the CWA. Relevant programs identified in the CWA include the National Pollution Discharge Elimination System (NDPES) program which regulates discharge of pollutants from known sources (point sources), as well as non-point sources, into waters of the United States through the issuance of permits. As part of the NPDES program, a Storm Water Pollution Prevention Plan (SWPPP) must be prepared for construction activities affecting greater than one acre because the discharge of stormwater during construction is considered a non-point source of water pollution.

*Stormwater Pollution Prevention Plans*

**References**

According the Storm Water Program run by the State Water Resources Control Board (SWRCB), the owner shall also prepare a SWPPP in accordance with state requirements. All construction projects which could potentially have an adverse impact on the City's municipal separate storm sewer system or waters of the State shall install and/or implement appropriate construction and post-construction BMPs, as listed in their SWPPP.

***Discussion***

a) **Less Than Significant Impact.** A project normally would have an impact on surface water quality if discharges associated with the project would create pollution, contamination, or nuisance as defined in Section 13050 of the California Water Code (CWC), or that cause regulatory standards to be violated as defined in the applicable National Pollutant Discharge Elimination System (NPDES) stormwater permit or Water Quality Control Plan for the receiving water body. For the purpose of this specific issue, a significant impact could occur if the project would discharge water that does not meet the quality standards of the agencies which regulate surface water quality and water discharge into stormwater drainage systems. Significant impacts could also occur if the project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB). These regulations include preparation of a Storm Water Quality Management Plan (SWQMP) to reduce potential post-construction water quality impacts.

Discharges into stormwater drains or channels from construction sites of one acre or larger are regulated by the General Permit for Storm Water Discharges Associated with Construction Activity issued by the State Water Quality Control Board. The General Permit was issued pursuant to National Pollutant Discharge Elimination System (NPDES) regulations of the Environmental Protection Agency (EPA), as authorized by the Clean Water Act. Compliance with the General Permit involves developing and implementing a Storm Water Pollution Prevention Plan (SWPPP) specifying best management practices (BMPs) that the project would use to minimize pollution of stormwater. The SWPPP BMPs would follow the guidelines set forth by the State Water Resources Control Board (SWRCB).

The project would be consistent with all chapters of the General Plan, including the Environmental Resources Management Element. All activities subject to the provisions of this project would be required to be in full compliance with all applicable federal, State and local water quality standards and regulations. The project site is 0.62 acres which falls under the 1-acre standard for review. No further environmental analysis is required.

b) **Less Than Significant Impact.** If the project removed an existing groundwater recharge area or substantially reduced runoff that results in groundwater recharge, a potentially significant impact could occur. The City is a highly-urbanized community with the water system infrastructure fully in place to accommodate the new automated car wash development consistent with the General Plan.

c.i) **Less Than Significant Impact.** Potentially significant impacts to the existing drainage pattern of the site or area could occur if development of the project results in substantial on- or off-site erosion or siltation. The project consists of the demolition of 2,896 square feet of commercial buildings and 3,578 square feet of new construction for an automated car wash. The project does not encourage or enable any alterations to existing draining patterns or to the course of streams or rivers.

c.ii) **Less Than Significant Impact.** The project consists of the demolition of 2,896 square feet of commercial buildings and 3,578 square feet of new construction for an automated car

wash. The project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite. Impacts will be less than significant.

c.iii) **Less Than Significant Impact.** The City's existing storm water drainage system is adequate to accommodate runoff from any future land uses subject to the provisions of this project. The Sanitation Districts of Los Angeles County identified the subject project as located within the jurisdictional boundaries of District No. 18. They stated that 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' North Plant Outfall Trunk Sewer, located in Lambert Road at Greenleaf Avenue. The Districts' 27-inch diameter trunk sewer has a capacity of 5.1 million gallons per day (mgd) and conveyed a peak flow of 2.3 mgd when last measured in 2013. Further, the wastewater generated by the proposed project will be treated at the Los Coyotes Water Reclamation Plant located in the City of Cerritos, which has a capacity of 37.5 mgd and currently produces an average recycled water flow of 20.8 mgd. The expected increase in average wastewater flow from the project is 9,371 gallons per day after all structures on the project site are demolished. The District has the capacity to handle the proposed project. The project would not adversely affect provisions for retention and infiltration of stormwater consistent with the City's Low Impact Development (LID) policies.

c.iv) **Less Than Significant Impact.** The Federal Emergency Management Agency (FEMA) produces maps (Flood Insurance Rate Map) that identify areas that are located in flood zones. The project consists of the demolition of 2,896 square feet of commercial buildings and 3,578 square feet of new construction for an automated car wash. The flood map for the subject site is number 06037C1835F, effective on 09/26/2008. The proposed project is not located within a 100-year floodplain, as mapped by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps. The project site is identified as Zone X, defined by FEMA as areas outside the 0.2 percent annual chance floodplain. Therefore, the project will not impede or redirect flood flows. Impacts will be less than significant.

d) **Less Than Significant Impact.** According to Exhibit 7-8 of the Seismic Safety Element Background Report, most of Whittier is not within a zone influenced by the inundation of seiche, tsunami, or mudflow. The proposed project would not result in any increased risk of inundation to any properties. There are no site specific conditions for flood hazards. Impacts will be less than significant.

e) **Less Than Significant Impact.** The car wash project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The planned structures to be constructed will be required to meet and comply with all applicable city and State building codes to reduce impacts to water quality to less-than-significant level.

***Mitigation Measures***

No mitigation measures are necessary because Hydrology impacts will be less than significant.

***Level of Significance After Mitigation***

Not Applicable

## *4.11 – Land Use and Planning*

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Physically divide an established community? | | | | ☑ |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | | | ☑ | |

***Sources***

Information used to prepare this section is from the following sources: *City of Whittier General Plan Update*, 1993 and Ganddini Group, Inc. *B&D Carwash, Inc. Parking Study, City of Whittier*, May 28, 2019.

***Environmental Setting***

The City of Whittier is located in the eastern portion of Los Angeles County, 15 miles east of downtown Los Angeles. The City is on the southwestern slopes of the Puente Hills just east if the San Gabriel River and the San Gabriel River Freeway (State Route 605). The land features a sloping terrain on the north and east where the Puente Hills are located and becomes flat on the southern and western sections.

***Discussion***

a) **No Impact.** The proposed Conditional Use Permit and Development Review applications consist of the demolition of 2,896 square feet of commercial buildings and 3,578 square feet of new construction for an automated car wash. The project would not directly or indirectly divide any established community as it is replacing an existing retail complex within an existing developed area. No further environmental analysis is required.

b) **Less than Significant Impact.** The project would not conflict with the City's General Plan or any other applicable land use plans and policies. The project is consistent with goals and objectives in the existing Land Use Element of the General Plan.

Parking

Ganddini Group, Inc. provided a parking study for the proposed B & D Carwash, Inc. project. The purpose of the parking study was to determine if adequate parking spaces will be provided for the proposed self-service car wash comprised of a car wash tunnel and on-site vacuum spaces. The project site is proposing to provide 19 on-site vacuum parking spaces. Parking spaces number 9 and 10 are for employees, while parking spaces 2 to 8 and 11 to 19 are for regular patrons. Parking space 1 is reserved for disabled patrons only. The loading area is located at the eastern terminus of the parking area between the two rows of vacuum stalls. The loading stalls shall be

marked as “Loading/Unloading Only Allowed Before Building Operation Hours” to preclude any potential conflict between customers using the vacuum stalls and loading/unloading of goods.

Municipal Code Off-Street Parking Requirements

The City of Whittier Municipal Code does not contain off-street parking requirements specific to self-service car wash facilities. A review of off-street parking requirements for surrounding Cities was performed in an attempt to identify and compare other jurisdictional requirements; however, none of the neighboring jurisdictions’ municipal codes reviewed contained off-street parking requirements specific to self-service car wash facilities.

Parking Survey Locations

To determine the recommended number of parking spaces needed for the proposed project, the number of parking spaces provided at similar existing self-serve car wash facilities was reviewed. Similar self-service car wash facilities were identified and selected for inclusion in this analysis based on the following criteria:

- Similar layout, design, and operations to the proposed project.
- Located in the same general geographic area as project site (south Los Angeles/north Orange County).
- Provide a dedicated car wash tunnel.
- Provide on-site parking spaces for vacuuming.

The following ten (10) similar self-serve car wash facilities were selected for inclusion in this analysis based on the above criteria:

- 5 n’ Go Express Wash (13410 Leffingwell Road, Whittier, CA 90605)
- Tsunami Express (13200 Rosecrans Avenue, Norwalk, CA 90650)
- Fast 5 Express (285 East Orangethorpe Avenue, Fullerton CA 92832)
- Fast 5 Express (8629 Whittier Boulevard, Pico Rivera, CA 90660)
- Drive Thru Express Carwash (590 North Magnolia Avenue, Anaheim, CA 92801)
- Tommy’s Express Car Wash (520 Euclid Street, Fullerton, CA 92832)
- LGB Express Car Wash (4141 Whittier Street, Long Beach, CA 90815)
- Five Star Express Car Wash (12245 East Carson Street, Hawaiian Gardens, CA 90716)
- Cruizers Express Car Wash (1725 South Brookhurst Street, Anaheim, CA 92804)
- H2Go Express Car Wash (6491 Westminster Boulevard, Westminster, CA 92683)

Parking Survey Findings

The 5 n’ Go Express Wash provides the highest number of parking spaces with a total of 25 parking spaces (all for vacuum use). LGB Express Car Wash provides the least number of parking spaces with a total of 14 parking spaces (all for vacuum use). Only three of the ten facilities provide general use parking spaces and the other seven facilities provide only vacuum parking spaces. The similar self-serve car wash facilities surveyed provide an average of 17.3 (say 17) vacuum parking spaces and 1.5 (say 2) general use parking spaces, for a total of 18.8 parking spaces (say 19).

Recommended Parking For Proposed Project

Based on the average number of parking spaces provided at the similar self-service car wash facilities surveyed (approximately 19 parking spaces), the recommended number of parking spaces for the proposed project is 19 parking spaces. Therefore, the project is anticipated to

provide adequate off-street parking (19 vacuum parking spaces) based on the average number of parking spaces provided at similar car wash facilities in the region.

Key Findings

1. The City of Whittier and neighboring jurisdictions' Municipal Codes do not contain off-street parking requirements specific to self-service car wash facilities.
2. To determine the recommended number of parking spaces needed for the proposed project, the number of parking spaces provided at similar existing self-serve car wash facilities were reviewed.
3. Based on the average number of parking spaces provided at the similar self-service car wash facilities surveyed (approximately 19 parking spaces), the recommended number of parking spaces for the proposed project is 19 parking spaces.
4. The project is anticipated to provide adequate off-street parking (19 vacuum parking spaces) based on the average number of parking spaces provided at similar car wash facilities in the region.

Impacts to existing local regulations would, therefore, be less than significant.

***Mitigation Measures***

No mitigation measures are necessary because impacts to Land Use and Planning will be less than significant.

***Level of Significance After Mitigation***

Not Applicable

## *4.12 – Mineral Resources*

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| 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? | | | | ☑ |
| 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? | | | | ☑ |

***Sources***

Information used to prepare this section is from the *City of Whittier General Plan Update*, 1993.

***Environmental Setting***

Tertiary sedimentary formations on the Puente Hills contain conglomerate and sandstone deposits which may be used for aggregate. Thus, the hills have a potential for these resources, although insufficient data is available to determine if the deposits in the Puente Hills are significant and can be economically mined. No significant aggregate resources have been identified by the State Department of Mines and Geology in the Whittier area.

**Discussion**

a-b) **No Impact.** The project is located within a fully urbanized area of the City of Whittier. The project does not propose any alteration of local mineral resource land uses and there are no mineral resource activities that would be altered or displaced by Project implementation. No further discussion is required.

***Mitigation Measures***

No mitigation measures are necessary because Mineral impacts will be less than significant.

***Level of Significance After Mitigation***

Not Applicable

## *4.13 – Noise*

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project result in: | | | | |
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | | ☑ | | |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | | ☑ | | |
| c) For a project located within the vicinity or a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | | | | ☑ |

## References

### *Sources*

Information used to prepare this section is from the following sources: Ganddini Group, Inc. *13001 Lambert Road Car Wash Project Noise Impact Analysis, City of Whittier*, January 25, 2019, *City of Whittier General Plan Update*, 1993; and *City of Whittier Municipal Code.*

### *Environmental Setting*

*Noise Terminology*

The unit of measurement used to describe a noise level is the decibel (dB). The human ear is not equally sensitive to all frequencies within the sound spectrum. Therefore, the "A-weighted" noise scale, which weights the frequencies to which humans are sensitive, is used for measurements. Noise levels using A- weighted measurements are written dB(A) or dBA. Decibels are measured on a logarithmic scale, which means a doubling of the energy of a noise source, such as a doubled traffic volume, would increase the noise levels by 3 dBA; halving of the energy would result in a 3 dBA decrease.

Average noise levels over a period of minutes or hours are usually expressed as dBA Leq, or the equivalent noise level for that period of time. For example, Leq(3) would represent a 3-hour average. When no period is specified, a one-hour average is assumed.

It is widely accepted that the average healthy ear can barely perceive changes of 3 dBA; that a change of 5 dBA is readily perceptible, and that an increase (decrease) of 10 dBA sounds twice (half) as loud. This definition is recommended by Caltrans publication, *Transportation's Traffic Noise Analysis Protocol for New Highway and Reconstruction Projects*.

*Vibration*

Groundborne vibrations consist of rapidly fluctuating motions within the ground that have an average motion of zero. The effects of groundborne vibrations typically only cause a nuisance to people, but at extreme vibration levels, damage to buildings may occur. Although groundborne vibration can be felt outdoors, it is typically only an annoyance to people indoors where the associated effects of the shaking of a building can be notable. Groundborne noise is an effect of groundborne vibration and only exists indoors, since it is produced from noise radiated from the motion of the walls and floors of a room and may also consist of the rattling of windows or dishes on shelves.

## Noise Standards

*State Regulations*

State standards regulate noise levels of motor vehicles, sound transmission through buildings, occupational noise control, and noise insulation. Title 24 of the California Code of Regulations, also known as the California Building Standards Code, establishes building standards applicable to all occupancies throughout the state. The code provides acoustical regulations for both exterior-to-interior sound insulation, as well as sound and impact isolation between adjacent spaces of various occupied units. Title 24 regulations state that interior noise levels generated by exterior noise sources shall not exceed 45 dBA Ldn/CNEL, with windows closed, in any habitable room for general residential uses.

*City of Whittier General Plan*

The Whittier Noise Guidelines for land use planning reflects the City's interpretation of noise guidelines promulgated by the California Office of Noise Control. The guidelines provide the City with an integral tool to gauge the compatibility of land uses relative to existing and future noise levels.

*Vibration Standards*

The City of Whittier does not have a published vibration impact criterion. The California Department of Transportation (Caltrans) has published one of the seminal works for the analysis of groundborne noise and vibration relating to transportation- and construction-induced vibrations and although the project is not subject to the regulations, it serves as a useful tool to evaluate vibration impacts. A vibration impact would generally be considered significant if it involves any construction-related or operations-related impacts in excess of 0.2 +inches per second (in/sec) PPV.

***Discussion***

a) **Less Than Significant Impact with Mitigation Incorporated.** Construction activities related to the provisions of this project could involve various types of short-term noise impacts from trucks, earth-moving equipment, and paving equipment. However, all construction activities and land use operations must be performed in compliance with the City's Municipal Code.

Existing Land Uses and Sensitive Receptors

The project site is bounded by Greenleaf Avenue to the west, Lambert Road to the south, single-family detached residential dwelling units to the north; and single-family detached and multi-family attached residential dwelling units to the east. The State of California defines sensitive receptors as those land uses that require serenity or are otherwise adversely affected by noise events or conditions. Schools, libraries, churches, hospitals, single and multiple family residential, including transient lodging, motels and hotel uses make up the majority of these areas. Sensitive land uses that may be affected by project noise include the single-family detached residential dwelling units located adjacent to the east and north, the multi-family attached residential dwelling units located adjacent to the east, and the church use approximately 135 feet southwest of the project site.

Ambient Noise Measurements

An American National Standards Institute (ANSI Section SI4 1979, Type 1) Larson Davis model LxT sound level meter was used to document existing ambient noise levels. In order to document existing ambient noise levels in the project area, five (5) 10-minute daytime noise measurements were taken between 2:11 PM and 3:56 PM on January 23, 2019. In addition, one (1) long-term 24-hour noise measurement was also taken from January 23, 2019 to January 24, 2019. The noise measurements were taken near the single-family detached residential dwelling unit located to the north of the project site (along Greenleaf Avenue) (NM1), near the single-family detached residential dwelling units located to the east of the project site (along Bright Avenue) (NM2), near the multi-family attached residential dwelling units located adjacent to the southeast corner of the project site (along Lambert Road) (NM3), at the commercial uses located to the northwest of the project site (NM4), at the commercial uses (gas station) located to the south of the project site (NM5), and at the northwestern corner of the project site near adjacent single-family detached residential dwelling units to the north (LTNM1). Short-term ambient noise levels were measured between 59 and 73.4 dBA Leq. Long-term hourly noise measurement ambient noise levels ranged

from 53.4 to 69.2 dBA Leq. The dominant noise sources were from vehicles traveling along Greenleaf Avenue, Lambert Road, Bright Avenue, and other surrounding roadways.

Construction Noise

Existing single-family detached residential dwelling units located adjacent to the north and east, multi-family attached residential dwelling units located adjacent to the east, and church uses located to the southwest of the project site may be temporarily affected by short-term noise impacts associated the transport of workers, the movement of construction materials to and from the project site, ground clearing, excavation, grading, and building activities.

Construction noise varies depending on the construction process, type of equipment involved, location of the construction site with respect to sensitive receptors, the schedule proposed to carry out each task (e.g., hours and days of the week) and the duration of the construction work. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Site grading is expected to produce the highest sustained construction noise levels. A likely worst-case construction noise scenario was calculated using the Federal Highway Administration's Roadway Construction Noise Model (RCNM). A use factor of 40% was assumed for all equipment.

Demolition

The proposed project is anticipated to include demolition of an existing commercial building. The noise modeling included the use of a backhoe, a dozer, a concrete saw, and a tractor all operating between 15 and 150 feet from the property line during demolition. The existing concrete wall along the project site's northern property line will provide 5 dB of noise reduction, which was accounted for in the modeling. Measured ambient noise levels ranged from 59 and 73.4 dBA Leq. Decibels are based on a logarithmic scale; therefore, the calculated noise levels during demolition have been added logarithmically to the measured ambient noise levels in order to determine the following anticipated noise level increases during demolition. The anticipated construction noise level increase during demolition at the northern property line would be 12.8 dB, at the eastern property line would be 12.8 dB, at the residential uses approximately 90 feet to the southeast would be 3.8 dB, and at the church use approximately 135 feet to the southwest would be 2.4 dB. Therefore, demolition would be anticipated to exceed the California Department of Transportation Traffic Noise Analysis Protocol 12 dBA Leq substantial noise level increase threshold at the northern and eastern property lines by approximately 0.8 dB and mitigation would be required. The noise reduction measures would be anticipated to provide approximately 10 dB in noise reduction; therefore, with incorporation of these construction noise measures demolition noise would no longer exceed the California Department of Transportation substantial noise increase threshold at the northern and eastern property lines of the proposed project.

Grading

The noise modeling included use of a grader, a dozer, and a tractor all operating between 25 and 175 feet from the property line during grading. The existing concrete wall along the project site's northern property line will provide 5 dB of noise reduction, which was accounted for in the modeling. Measured ambient noise levels ranged from 59 and 73.4 dBA Leq. Decibels are based on a logarithmic scale; therefore, the calculated noise levels during grading have been added logarithmically to the measured ambient noise levels in order to determine the following anticipated noise level increases during grading. The anticipated construction noise level increase during grading at the northern property line would be 14.9 dB, at the eastern property line would be 14.9 dB, at the residential uses approximately 90 feet to the southeast would be 4.5 dB, and at the church use approximately 135 feet to the southwest would be 2.6 dB. Therefore, grading

would be anticipated to exceed the California Department of Transportation Traffic Noise Analysis Protocol 12 dBA Leq substantial noise level increase threshold at the northern and eastern property lines by approximately 2.9 dB and mitigation would be required. The noise reduction measures would be anticipated to provide approximately 10 dB in noise reduction; therefore, with incorporation of these construction noise measures grading noise would no longer exceed the California Department of Transportation substantial noise increase threshold at the northern and eastern property lines of the proposed project.

Although construction noise will have a temporary or periodic increase in the ambient noise levels above the existing within the project vicinity, it is anticipated to occur during the permissible hours according to the City's Code Section 8.32.040(L) which limits construction activities to between the hours of 7:00 AM and 6:00 PM on weekdays and 8:00 AM and 5:00 PM on Saturdays. However, demolition and grading activities at the northern and eastern property lines would be anticipated to exceed the California Department of Transportation Traffic Noise Analysis Protocol 12 dBA Leq substantial noise level increase threshold. Therefore, to be conservative and to reduce construction noise levels at the nearest sensitive receptors, recommended construction noise reduction measures are presented. Impacts would be less than significant with implementation of the mitigation measures.

Noise Impacts to Off-Site Receptors Due to Project Generated Trips

CEQA - Increase in Ambient Noise Levels due to Off-site Noise

During operation, the proposed project is expected to generate approximately 900 average daily trips per SANDAG. A worst-case project generated traffic noise level was modeled utilizing the FHWA Traffic Noise Prediction Model - FHWA-RD-77-108. Traffic noise levels were calculated at the right-of-way from the centerline of the analyzed roadway. In order to show a worst-case analysis, the total 900 daily vehicle trips were placed on each of the modeled roadway segments. The modeling is theoretical and does not take into account any existing barriers, structures, and/or topographical features that may further reduce noise levels. Therefore, the levels are shown for comparative purposes only to show the difference in with and without project conditions. The potential off-site noise impacts caused by an increase of trips from operation of the proposed project on the nearby roadways were calculated for the following scenarios:

*Existing Year (without Project)*: This scenario refers to existing year traffic noise conditions.
*Existing Year (Plus Project)*: This scenario refers to existing year plus project traffic noise conditions.

Modeled Existing traffic noise levels range between 71.5 to 71.93 dBA CNEL and the modeled Existing Plus Project traffic noise levels range between 71.64 to 72.13 dBA CNEL at the right-of-way of each modeled roadway segment. All modeled roadway segments are anticipated to change the noise a nominal amount (between approximately 0.14 to 0.2 dBA CNEL). Therefore, a change in noise level would not be audible and would be considered less than significant. No mitigation is required.

Noise Impacts to Off-Site Receptors Due to On-Site Operational Noise

Sensitive receptors that may be affected by project operational noise include the single-family detached residential dwelling units located adjacent to the north and east and the multi-family attached residential dwelling units located adjacent to the south east of the proposed project.

Compliance with General Plan Noise Standards

The City of Whittier has adopted their own version of the State Land Use Compatibility Guidelines for land use planning and to assess potential noise impacts from one property to another. Noise levels at single-family detached residential land uses are considered to be acceptable at levels that do not exceed 60 dBA CNEL and exterior noise levels at multi-family attached residential land uses are considered to be acceptable at levels that do not exceed 65 dBA CNEL. Project operational noise levels are expected to range between 57.1 and 69.5 dBA CNEL and will exceed 60 dBA CNEL, the normally acceptable noise level for single-family detached residential land uses near the northeastern corner of the project site, with the proposed 6 foot concrete perimeter wall as shown. Project operational noise would not exceed normally acceptable noise levels (65 dBA CNEL) at multi-family attached residential land uses as proposed. Noise levels will also exceed the 60 dBA CNEL normally acceptable noise level for single-family detached residential dwelling units if the perimeter concrete wall is 8 feet in height. By increasing the perimeter wall to a height of 10 feet, operational noise levels would not exceed the 60 dBA CNEL normally acceptable noise level for single-family detached residential land uses. A mitigation measure has been added requiring the perimeter wall height to be increased to 10 feet in height. Impacts would be less than significant with implementation of the mitigation measures.

Compliance with Noise Ordinance Standards

Construction of the perimeter barrier would prevent loudspeaker noise/music (assuming it is not raised above the barrier height) from becoming loud, and annoying. A mitigation measure limiting the erection of amplified voice or music to below the height of the 10 foot perimeter wall has been added. Impacts would be less than significant with implementation of the mitigation measures.

Ambient noise levels in the project vicinity range between 53.4 to 65.4 dBA Leq. If operated between the hours of 10:00 PM and 7:00 AM the proposed car wash may result in short-term noise levels and noise events that would be disruptive to sleep. A mitigation measure limiting car wash hours of operation and any loading/unloading to between the hours of 7:00 AM and 10:00 PM has been added. Impacts would be less than significant with implementation of the mitigation measures.

CEQA - Increase in Ambient Noise Levels due to On-site Noise

The existing measured CNEL (weighted 24-hour noise measurement) is 69.3 dBA. If the proposed perimeter barrier is constructed to a height of 6 feet, project operational noise levels would range between 46.6 and 69.5 dBA CNEL. The project operation would not result in substantial increases in ambient noise levels. This impact is less than significant.

b) **Less Than Significant Impact with Mitigation Incorporated.** A significant impact would occur if project construction or operation results in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.

There are several types of construction equipment that can cause vibration levels high enough to annoy persons in the vicinity and/or result in architectural or structural damage to nearby structures and improvements. For example, a vibratory roller could generate up to 0.21 PPV at a distance of 25 feet; and operation of a large bulldozer (0.089 PPV) at a distance of 25 feet (two of the most vibratory pieces of construction equipment). Groundborne vibration at sensitive receptors associated with this equipment would drop off as the equipment moves away. For example, as the vibratory roller moves further than 100 feet from the sensitive receptors, the vibration associated with it would drop below 0.046 PPV. It should be noted that these vibration levels are reference levels and may vary slightly depending upon soil type and specific usage of each piece of equipment.

Annoyance to Persons

The primary effect of perceptible vibration is often a concern. However, secondary effects, such as the rattling of a china cabinet, can also occur, even when vibration levels are well below perception. Any effect (primary perceptible vibration, secondary effects, or a combination of the two) can lead to annoyance. The degree to which a person is annoyed depends on the activity in which they are participating at the time of the disturbance. For example, someone sleeping or reading will be more sensitive than someone who is running on a treadmill. Reoccurring primary and secondary vibration effects often lead people to believe that the vibration is damaging their home, although vibration levels are well below minimum thresholds for damage potential. Vibration is annoying at a peak particle velocity (PPV) of 0.20. The closest structures adjacent to the project site are approximately 10 feet from the northern property line and 15 feet from the eastern property line. At 10 feet the use of a vibratory roller would be expected to generate a PPV of 0.575 and a large bulldozer would be expected to generate a PPV of 0.244 and at 15 feet a vibratory roller would be expected to generate a PPV of 0.368 and a large bulldozer would be expected to generate a PPV of 0.156. Use of vibratory construction equipment on the project site may be annoying but it will be short-term, and will occur only during daytime hours during site grading and preparation. Although this impact would not be significant, mitigation measures to reduce potential impacts related to annoyance are presented.

Architectural Damage

Vibration generated by construction activity generally has the potential to damage structures. This damage could be structural damage, such as cracking of floor slabs, foundations, columns, beams, or wells, or cosmetic architectural damage, such as cracked plaster, stucco, or tile. PPV levels of 0.20 as the threshold at which there is a risk to for “architectural” damage. Hence, use of a vibratory roller within 26 feet or use of a large bulldozer with 12 feet of existing structures could result in architectural damage. Impacts related to architectural damage may be significant. There is a possibility of architectural damage to existing improvements if vibratory rollers are utilized within 16 feet of the northern property line, 11 feet of the eastern property line, and/or if large bulldozers should are used within 2 feet of the northern property line. Measures to reduce potential impacts to residential dwelling units are presented. Impacts would be less than significant with implementation of the mitigation measures.

c) **No Impact.** No airport land use plans apply to the area, and the proposed project is not located within two miles of an airport. The project falls outside any airport’s noise contours for excessive noise. Therefore, residents or workers would not be exposed to excessive airport noise levels and there would be no impact. No further environmental analysis is necessary.

***Mitigation Measures***

CONSTRUCTION NOISE REDUCTION MEASURES

In addition to adherence to the City of Whittier’s Municipal Code which limits the construction hours of operation, the following measures are recommended to reduce construction noise and vibrations, emanating from the proposed project:

1. During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.
2. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.

3. Equipment shall be shut off and not left to idle when not in use.
4. The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.
5. Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors.
6. The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.
7. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.
8. Where residential buildings and/or outdoor active use areas (i.e., backyards) are adjacent to the project property line, the use of vibratory rollers is to be restricted within 16 feet of the northern property line and 11 feet of the eastern property line and large bulldozers within 2 feet of the northern property line.

OPERATIONAL NOISE REDUCTION MEASURES

1. The proposed 6 foot barrier wall shall be increased to 10 feet in height.
2. Speakers for amplified music or speech shall not exceed the height of the proposed barrier and should be at least 1 foot lower than the barrier height.
3. Car wash hours of operation and any loading/unloading shall be restricted to the hours of 7:00 AM and 10:00 PM.

***Level of Significance After Mitigation***

Less than significant.

## *4.14 – Population and Housing*

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other | | | ☑ | |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | | | | ☑ |

***Sources***

Information used to prepare this section is from the following sources: State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State,*

*2011- 2018 with 2010 Census Benchmark*. Sacramento, California, May 2018; and *City of Whittier General Plan Housing Element Update 2014-2021*, October 14, 2013.

***Environmental Setting***

Estimated population of Whittier for 2018 is 87,369 and has an estimated 3.02 persons per household. According to the City's General Plan Housing Element Update 2014-2021, Table 4-1, Whittier *RHNA,* the City estimates that a total of 878 new housing units are needed in varying income levels. These are based on SCAG's *Regional Housing Needs Assessment* for Whittier.

**Discussion**

a) **Less Than Significant Impact.** The project involves demolition of 2,896 square feet of commercial buildings and 3,578 square feet of new construction for an automated car wash. The project does not increase the allowable density in the affected district, and is not intended or expected to directly or indirectly induce population growth. No further environmental analysis is required.

b) **No Impact.** Replacement housing will not need to be constructed elsewhere as the proposal will not result in the displacement of substantial numbers of existing housing. The project does not set forth or encourage any policies, activities or implementation measures that would directly or indirectly displace existing residential units in the City. No further environmental analysis is required.

***Mitigation Measures***

No mitigation measures are necessary because impacts to Population and Housing will be less than significant.

***Level of Significance After Mitigation***

Not Applicable

## *4.15 – Public Services*

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|

| | | | | |
|---|---|---|---|---|
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new of physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| Fire Protection? | | | ☑ | |
| Police Protection? | | | ☑ | |
| Schools? | | | ☑ | |
| Parks? | | | ☑ | |
| Other public facilities? | | | ☑ | |

***Sources***

Information used to prepare this section is from the following sources: City of Whittier *General Plan Update*, 1993; and Great!Schools Website, www.greatschools.org/school-district-boundaries-map/, accessed October 1, 2019.

***Environmental Setting***

*Fire Protection*

The Los Angeles County Fire Department (LACoFD) provides fire protection and emergency medical response services in the City of Whittier. LACoFD also provides prevention services (e.g., inspections, permits, and drills) within its jurisdiction. LACoFD has mutual aid agreements with other jurisdictions and practices unified command in response to potential emergencies. Property tax and special tax revenues generated fund the LACoFD.

*Police Protection*

The Whittier Police Department (WPD), headquartered at 13200 Penn Street, provides police protection to the City, including the project site. The WPD serves the cities of Whittier and Santa Fe Springs, an area encompassing 21.4 miles and an estimated population of approximately 105,704 persons, according to Department of Finance 2018 estimates. The members of the WPD who serve the citizens of Santa Fe Springs are stationed out of the Police Service Center, which is located in the City of Santa Fe Springs. WPD has 120 sworn police officers, or a ratio of 1.175 police officers for every 1,000 persons. WPD also has 58 civilian staff. Eighty-five officers are assigned to Whittier and 35 are assigned to Santa Fe Springs. The current WPD police headquarters was opened in November 2010 and was built to accommodate necessary growth and expansion. The WPD could increase its resources and still be contained in the present facility, if needed.

*Schools*

The City is served by the following school districts: Whittier Union High School District, Whittier City School District, Fullerton Joint Union High School District, Whittier Elementary School

District, the East Whittier Elementary School District, the Los Nietos School District and the Lowell Joint School District. Pursuant to the Leroy F. Green School Facilities Act (AB 2926), future project proponents will be required to pay developer fees prior to the issuance of building permits, at the then current rate. This fee will help support provision of school services for the community as a whole.

*Parks*

See Section 4.15, Recreation for discussion on parks.

***Discussion***

a) **Less Than Significant Impact.**

The project involves demolition of 2,896 square feet of commercial buildings and 3,578 square feet of new construction for an automated car wash. It is not intended to directly or indirectly induce population growth that could result in increased demand for fire protection services or fire protection facilities. The project has been reviewed by the County of Los Angeles Fire Department and they have recommended conditions of approval. No further environmental analysis is required.

b) **Less Than Significant Impact.**

The project is not intended to directly or indirectly induce population growth thus the project would not significantly increase demands for police protection service, nor require provision of new police facilities. The project involves demolition of 2,896 square feet of commercial buildings and 3,578 square feet of new construction for an automated car wash. The service change is nominal. The new development project will continue to be subject to police facilities impact fees. No further environmental analysis is required.

c) **Less Than Significant Impact.** The project is not intended to directly or indirectly induce population growth thus the project would not result in any significant increased demand for public school services or facilities. The commercial development projects will be subject to school impact fees.

**d) Less Than Significant Impact.** Demand for park and recreational facilities are generally the direct result of residential development. Since the project is a commercial development, it is not intended to directly or indirectly induce population growth. The project would not generate any significant additional demand for provision of park services or facilities by the City.

**e) Less Than Significant Impact.** No other impacts have been identified that would require the provision of new or physically-altered governmental facilities. The new development project will be subject to sewer, transportation, and storm water impact fees.

***Mitigation Measures***

No mitigation measures are necessary because impacts to Public Services will be less than significant.

***Level of Significance After Mitigation***

Not Applicable

## *4.16 – Recreation*

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| 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? | | | ☑ | |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | | | ☑ | |

### *Sources*

Information used to prepare this section is from the following sources: *City of Whittier General Plan Update*, 1993.

### *Environmental Setting*

Exhibit 5-2, Recreational Opportunities in the Environmental Resources Management Element of the General Plan identifies the parks and recreational facilities within the City.

### Discussion

a) **Less Than Significant Impact.** The project does not alter land use regulations related to population density or growth and is not intended to directly or indirectly induce population growth that could result in increased demand for recreational facilities. No further environmental analysis is required.

b) **Less Than Significant Impact.** The proposed project does not necessitate expansion of existing outdoor recreational facilities. Therefore, there will be no adverse physical effect on the environment caused by expansion or construction of outdoor recreational facilities. No further environmental analysis is required.

### *Mitigation Measures*

No mitigation measures are necessary because Recreation impacts will be less than significant.

### *Level of Significance After Mitigation*

Not Applicable

## *4.17 – Transportation*

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Conflict with an applicable program plan, ordinance or policy establishing measures of effectiveness for the performance of addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | | | ☑ | |
| b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | | | ☑ | |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | | | | ☑ |
| d) Result in inadequate emergency access? | | | ☑ | |

***Sources***

Information used to prepare this section is from the following sources: *City of Whittier General Plan Update*, 1993 and Ganddini Group, Inc. *B&D Carwash, Inc. Parking Study, City of Whittier*, May 28, 2019.

***Environmental Setting***

The City of Whittier is located in the eastern portion of Los Angeles County, 15 miles east of downtown Los Angeles. The City is on the southwestern slopes of the Puente Hills just east if the San Gabriel River and the San Gabriel River Freeway (State Route 605). The land features a sloping terrain on the north and east where the Puente Hills are located and becomes flat on the southern and western sections.

***Discussion***

a) **Less than Significant Impact.** The project involves demolition of 2,896 square feet of commercial buildings and 3,578 square feet of new construction for an automated car wash. The project is located at the corner of Greenleaf Avenue and Lambert Road and will replace an existing retail center with multiple tenants. There is adequate right-of-way on the adjacent roadways. It is not intended to conflict with a program plan, ordinance or policy addressing the circulation system. No further environmental analysis is required.

b) **Less than Significant Impact.** Trip generation is a measure or forecast of the number of trips that begin or end at a particular site, and is a function of the extent and types of land use proposed as part of a project. Vehicular traffic generation characteristics for projects are

estimated based on established rates. These rates identify the probable traffic generation of various land uses based on studies of developments in comparable settings. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. A worst case condition 900 daily vehicle trips was modeled for the project. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be considered to have a less than significant transportation impact. The project would not encourage or plan for significant traffic growth, there would be no significant impacts on Vehicle Miles Traveled (VMT) compared to the existing retail center.

c) **No Impact.** A significant impact would occur if the proposed project substantially increased an existing hazardous geometric design feature or introduced incompatible uses to the existing traffic pattern. The design of the new development will comply with all applicable City regulations. The project would not create or encourage any hazardous transportation-related design features or incompatible uses for Greenleaf Avenue or Lambert Road. No further environmental analysis is required.

d) **Less Than Significant Impact.** A significant impact would occur if the design of the proposed project would not satisfy emergency access requirements of the Whittier County Fire Department or in any other way threaten the ability of emergency vehicles to access and serve the project area or adjacent uses. The proposed project will not result in inadequate emergency access. The project will not propose or encourage any specific land uses or developments or transportation network modifications that would have the potential to result in deficient or inadequate emergency access routes. No further environmental analysis is required.

***Mitigation Measures***

No mitigation measures are necessary because Transportation impacts will be less than significant.

***Level of Significance After Mitigation***

Not Applicable

## *4.18 – Tribal Cultural Resources*

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | | | | |

| | | | | |
|---|---|---|---|---|
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or? | | | ☑ | |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | | | ☑ | |

***Sources***

Information used to prepare this section is from the following sources: Notice of Project Applications to Native American Tribes dated March 15, 2019, and *City of Whittier General Plan Update*, 1993.

***Environmental Setting***

As of July 1, 2015, California Assembly Bill 52 (AB 52) was enacted and expanded CEQA by establishing a formal consultation process for California tribes within the CEQA process. The bill specifies that any project may affect or cause a substantial adverse change in the significance of a tribal cultural resource would require a lead agency to "begin consultation with a California Native American tribe that is traditional and culturally affiliated with the geographic area of the proposed project." Section 21074 of AB 52 also defines a new category of resources under CEQA called "tribal cultural resources." Tribal cultural resources are defined as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and is either listed on or eligible for the California Register of Historical Resources or a local historic register, or if the lead agency chooses to treat the resource as a tribal cultural resource.

On February 19, 2016, the California Natural Resources Agency proposed to adopt and amend regulations as part of AB 52 implementing Title 14, Division 6, Chapter 3 of the California Code of Regulations, CEQA Guidelines, to include consideration of impacts to tribal cultural resources pursuant to Government Code Section 11346.6. On September 27, 2016, the California Office of Administrative Law approved the amendments to Appendix G of the CEQA Guidelines, and these amendments are addressed within this environmental document.

**Discussion**

a) **Less Than Significant Impact.** Project implementation would not result in any specific construction activities involving extensive excavation, and therefore would not be anticipated to significantly affect or destroy any Native American tribal cultural resources. The proposed car wash are congruent with existing development regulations regarding excavation and grading. While the probability of encountering a tribal cultural resource or human remains is low, any occurrence or discovery is subject to existing protections under California law. No further environmental analysis is required.

b) **Less Than Significant Impact.**

**References**

Under the requirements of Assembly Bill 52 (AB-52), the City of Whittier sent Notices of Project Application to the Soboba Band of Luiseño Indians and the Gabrieleno of Mission Indians on March 15, 2019. The City of Whittier did not receive a request from the Soboba Band of Luiseño Indians to consult within the 30 days specified as part of California Public Resources Code § 21080.3.1. The City of Whittier consulted with the Gabrieleno of Mission Indians on May 7, 2019, and determined that the no impacts or mitigations were necessary for the project. No further environmental analysis is required at this time.

***Mitigation Measures***

No mitigation measures are necessary because impacts to Tribal Cultural Resources will be less than significant.

***Level of Significance After Mitigation***

Not Applicable

## *4.19 – Utilities and Service Systems*

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | | | ☑ | |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | | | ☑ | |
| c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | | | ☑ | |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | | | ☑ | |

| | | | | |
|---|---|---|---|---|
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | | | ☑ | |

***Sources***

Information used to prepare this section is from the following sources: CalRecycle Website (http://www.calrecycle.ca.gov/), Accessed October 1, 2019; and Whittier General Plan Update, 1993.

***Environmental Setting***

The City of Whittier is located in the eastern portion of Los Angeles County, 15 miles east of downtown Los Angeles. The City is on the southwestern slopes of the Puente Hills just east if the San Gabriel River and the San Gabriel River Freeway (State Route 605). The land features a sloping terrain on the north and east where the Puente Hills are located and becomes flat on the southern and western sections.

***Discussion***

a) thru e) **Less Than Significant Impact.** The project involves demolition of 2,896 square feet of commercial buildings and 3,578 square feet of new construction for an automated car wash. The project is not be expected to place an undue burden on any utility or service system as it is replacing an existing retail center with multiple tenants with a single-owner car wash. The City of Whittier is an urbanized setting with all utilities and services fully in place along Greenleaf Avenue and Lambert Road. New demands for utilities and service systems have been anticipated in the General Plan goals, policies and programs for future growth. No further environmental analysis is necessary.

***Mitigation Measures***

No mitigation measures are necessary because impacts to Utilities will be less than significant.

***Level of Significance After Mitigation***

Not Applicable

## *4.20 – Wildfire*

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | | | | |
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | | | ☑ | |

| | | | | |
|---|---|---|---|---|
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from wildfire or the uncontrolled spread of wildfire? | | | ☑ | |
| c) Require the installation or maintenance of associated infrastructure ( such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may result temporary or ongoing impacts to the environment? | | | ☑ | |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | | | ☑ | |

***Sources***

Information used to prepare this section is from the following sources: *City of Whittier General Plan Update*, 1993 *and* California Department of Forestry and Fire Protection. Incorporated Fire Hazard Severity Zone: City of Whittier. Very High Fire Hazard Severity Zones in LRA (Local Responsibility Area). Recommended, October 2008. http://www.fire.ca.gov/ fire_prevention/fhsz_maps/ FHSZ/Los Angeles/Whittier.pdf [Accessed October 1, 2019].

***Environmental Setting***

The project site is located within an urbanized area of the City of Whittier and is not located within a fire hazard zone, as identified on the latest Fire Hazard Severity Zone (FHSZ) maps prepared by the California Department of Forestry and Fire Protection (CALFIRE).

***Discussion***

a) thru d) **Less Than Significant Impact.** The project site is located within an urbanized area of the City of Whittier and is not located within a fire hazard zone, as identified on the latest Fire Hazard Severity Zone (FHSZ) maps prepared by the California Department of Forestry and Fire Protection (CALFIRE). There are no wildland conditions in the urbanized area that the project area is located. The project is not expected to impair emergency plans, exacerbate wildfire risks or expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire. The project will not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may result temporary or ongoing impacts to the environment. The project will not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. The project area is relatively flat and characterized with slopes that are not high (less than 10 percent) or steep. Therefore this impact would be less than significant and no mitigation is required

***Mitigation Measures***

No mitigation measures are necessary because impacts to Wildfires will be less than significant.

***Level of Significance After Mitigation***

Not Applicable

## *4.21 – Mandatory Findings of Significance*

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| **2.18 MANDATORY FINDINGS OF SIGNIFICANCE** | | | | |
| a) Does the project have the potential to substantially 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? | | | ☑ | |
| b) 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)? | | | ☑ | |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | | | ☑ | |

***Sources***

Information used to prepare this section is from Sections 4.1 through 4.20 above.

***Discussion***

a) **Less Than Significant.** The proposed project would not substantially impact any scenic vistas, scenic resources, or the visual character of the area, as discussed in Section 4.1, and would not result in excessive light or glare. The project is located within an urbanized area. The project would not significantly impact any sensitive plants, plant communities, fish, wildlife or habitat for any sensitive species, as discussed in Section 4.4. The environmental analysis provided in Section 4.2 concludes that impacts related to emissions of criteria pollutants and other air quality impacts will be less than significant. Sections 4.8 and 4.10 conclude that impacts related to climate change and hydrology and water quality will be less than significant.

Based on the preceding analysis of potential impacts in the responses to items 4.1 thru 4.20, no evidence is presented that this project would degrade the quality of the environment. The City hereby finds that impacts related to degradation of the environment, biological resources, and cultural resources will be less than significant.

b) **Less Than Significant.** Cumulative impacts can result from the interactions of environmental changes resulting from one proposed project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public services, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long term, due to the permanent land use changes involved in the project. The proposed project will generally result in less than significant environmental impacts, as discussed herein. Impacts related to noise will be less than significant with mitigation incorprated and therefore will not contribute substantially to any other concurrent construction programs that may be occurring in the vicinity. Short-term impacts related to pollutant emissions will be less than significant and will not exceed maximum thresholds.

The proposed project would not significantly cumulatively affect the environment. Water supplies have been studied in the Urban Water Management Plans. Continued efforts towards water conservation, as required by State law, would reduce water demands; the project would result in a less than significant cumulative impact on water supply and other resources. As indicated in Section 4.17 herein, the proposed project would not result in any significant traffic impacts to transportation. Long-term cumulative effects will have a less than significant impact on air quality. Adherence to all conditions recommended, the cumulative impacts can be less than significant. The project as proposed will not contribute to any cumulative growth effects beyond what is anticipated for the City's future in the General Plan.

c) **Less Than Significant.** Based on the analysis of the proposed project's impacts in the responses to items 4.1 thru 4.20, there is no indication that this project could result in substantial adverse effects on human beings. The land use requirements of this project would not directly or indirectly cause any substantial adverse effects on human beings. For this reason, the City has concluded that this project can be implemented without causing significant adverse environmental effects and determined that the Mitigated Negative Declaration is the appropriate type of CEQA documentation.

# 5 References

## *5.1 – List of Preparers*

### City of Whittier (Lead Agency)

City of Whittier
13230 Penn Street
Whittier, CA 90602-1772

Luis G. Escobedo, AICP
Senior Planner

### PGN (Environmental Analysis)

PO Box 2473
Menifee, CA 92586-1473

## *5.2 – Persons and Organizations Consulted*

California State Department of Conservation. California Geological Survey, Alquist-Priolo Earthquake Fault Zone Maps.

California State Department of Conservation. California Geological Survey, Seismic Hazard Zones. Whittier Quadrangle, March 25, 1999.

California Department of Conservation, Farmland Mapping and Monitoring Program of the California Resources Agency (http://www.conservation.ca.gov/dlrp/Pages/qh_maps.aspx) [August 1, 2018].

State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2011- 2018 with 2010 Census Benchmark*. Sacramento, California, May 2018.

California Department of Fish and Wildlife, California Regional Conservation Plans Map [Accessed October 1, 2019].

California Department of Forestry and Fire Protection and the USDA Forest Service, California Land Cover Mapping and Monitoring Program (LCMMP), Vegetation GIS files, Pacific Southwest Region, EvegTile51A__02_03_v2.2007 [Accessed October 1, 2019].

California Department of Forestry and Fire Protection, Incorporated Fire Hazard Severity Zone: City of Whittier, Very High Fire Hazard Severity Zones in LRA (Local Responsibility Area), September 2011. http://www.fire.ca.gov/fire_prevention/fhsz_maps/FHSZ/losangeles/Whittier.pdf [Accessed October 1, 2019].

California Department of Toxic Substances Control, EnviroStor, <www.envirostor.dtsc.ca.gov/public/search.asp> [Accessed October 1, 2019].

## References


California Department of Transportation website identifying the California Scenic Highway Mapping System: San Bernardino County [Accessed October 1, 2019].

California Department of Transportation, Division of Aeronautics website, California Public Use Airport list. [Accessed October 1, 2019]

California State Water Resources Control Board, GeoTracker, <geotracker.waterboards.ca.gov> [Accessed October 1, 2019].

California State Water Resources Control Board, Sites Identified with Waste Constituents Above Hazardous Waste Levels Outside the Waste Management Unit. <www.calepa. ca.gov/SiteCleanup/CorteseList/CurrentList.pdf> [Accessed October 1, 2019].

California Natural Diversity Database, 2016

City of Whittier *Background Reports for the Whittier General Plan Update, Chapter 7 Public Safety Element, 1993.*

*City of Whittier General Plan, 1993.*

*City of Whittier General Plan Housing Element Update 2014-2021*, October 14, 2013.

City of Whittier *Municipal Code, Title 18 Zoning*.

Federal Emergency Management Agency. Flood Insurance Rate Maps.

Ganddini Group, Inc. *13001 Lambert Road Car Wash Project Noise Impact Analysis, City of Whittier*, January 25, 2019.

Ganddini Group, Inc. *B&D Carwash, Inc. Parking Study, City of Whittier*, May 28, 2019.

Great!Schools Website, www.greatschools.org/school-district-boundaries-map/, accessed October 1, 2019.

Los Angeles County Department of Regional Planning. Public Review Draft 2035 General Plan. April 5, 2011. Chapter 6: Conservation and Open Space Element and Figure 6.2: Significant Ecological Areas

South Coast Air Quality Management District (SCAQMD) CEQA Handbook, 1993.

UC Davis Soil Resource Laboratory, SoilWeb, http://casoilresource.lawr.ucdavis.edu/gmap/. Accessed October 1, 2019.

United States Fish & Wildlife Service, Environmental Conservation Online System.

United States Fish and Wildlife Service, FWS Critical Habitat for Threatened & Endangered Species. <http://criticalhabitat.fws.gov/> [Accessed October 1, 2019]

United State Fish & Wildlife Services. Habitat Conservation Plans: Summary Report. <www.ecos.fws.gov/conserv_plans/servlet/gov.doi.hcp.servlets.PlanReport> [Accessed October 1, 2019]

United States Fish and Wildlife Service, National Wetlands Inventory, Wetlands Mapper.

United States Geological Survey (USGS) Whittier, California Quadrangle, 1981.

Western Environmental Engineers Co. (WEECO). *Phase 1 Environmental Site Assessment* dated May 4, 2017.

# 6 Summary of Mitigation Measures

## Hazards and Hazardous Materials

### Asbestos

Prior to commencement of demolition activities, the existing onsite structures shall be surveyed for the presence of asbestos containing materials (ACM) by a contractor registered with Asbestos Contractors' Registration Unit, as required by the State law. Should ACM be detected, appropriate abatement measures pursuant to South Coast Air Quality Management District Rule 1403 shall commence by a registered contractor at the expense of the project proponent. Documentation certifying that ACM have been removed to satisfactory levels as required by State law shall be delivered to the City Planning Director prior to demolition of existing structures onsite. The applicant shall bear the cost of implementing this mitigation.

### Lead Based Paints

Prior to commencement of demolition activities, the existing onsite structures shall be surveyed for the presence of lead. If lead exists in levels determined to be hazardous, such materials shall be removed by an abatement contractor prior to demolition of the buildings. Demolition debris and waste categorized as hazardous waste shall be handled, transported, and disposed of in accordance with applicable federal, state, and local laws and rules to ensure that potential impacts of health and the environment are minimized. Specifically, employees who perform trigger tasks, such as manual demolition, are required to receive employer provided training, air monitoring, protective clothing, respirators, and hand washing facilities. Standard work practices required by CCR Title 17, Division 1, Chapter 8 also include the use of wet methods and HEPA vacuums. Documentation verifying appropriate disposal of hazardous wastes from demolition debris containing lead shall be provided to the City Planning Director prior to commencement of building construction. The applicant shall bear the cost of implementing this mitigation.

## Noise

### Construction Noise Reduction Measures

In addition to adherence to the City of Whittier's Municipal Code which limits the construction hours of operation, the following measures are recommended to reduce construction noise and vibrations, emanating from the proposed project:

1. During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.
2. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.
3. Equipment shall be shut off and not left to idle when not in use.
4. The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.
5. Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors.
6. The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.

7. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.
8. Where residential buildings and/or outdoor active use areas (i.e., backyards) are adjacent to the project property line, the use of vibratory rollers is to be restricted within 16 feet of the northern property line and 11 feet of the eastern property line and large bulldozers within 2 feet of the northern property line.

**Operational Noise Reduction Measures**

1. The proposed 6 foot barrier wall shall be increased to 10 feet in height.
2. Speakers for amplified music or speech shall not exceed the height of the proposed barrier and should be at least 1 foot lower than the barrier height.
3. Car wash hours of operation and any loading/unloading shall be restricted to the hours of 7:00 AM and 10:00 PM.

# NEW AUTOMATIC EXPRESS CAR WASH DEVELOPMENT PROJECT

## 13001 LAMBERT ROAD, WHITTIER CA. 90602

## ABBREVIATIONS

| | |
|---|---|
| A.C. | ASPHALTIC CONCRETE |
| A/C | AIR CONDITIONING |
| A.F.F. | ABOVE FINISHED FLOOR |
| AC.T. | ACOUSTIC TILE |
| ADMIN. | ADMINISTRATION |
| ALUM. | ALUMINIUM |
| ALT. | ALTERNATE |
| AMT. | AMOUNT |
| ANOD. | ANODIZE(D) |
| APPR. | APPROXIMATELY |
| ASPH. | ASPHALT |
| BD. | BOARD |
| BIT. | BITUMINOUS |
| BLD'G | BUILDING |
| BLKG | BLOCKING |
| BM | BEAM |
| C.B. | CATCH BASIN |
| CEM. | CEMENT |
| C.F. | CUBIC FEET |
| C.J. | CONTROL JOINT |
| CLG. | CEILING |
| CLR. | CLEAR |
| CMU | CONCRETE MANSORY UNITS |
| COL. | COLUMN |
| CONC. | CONCRETE |
| CONT. | CONTINUOUS |
| CORR. | CORRIDOR |
| C.T. | CERAMIC TILE |
| DEMO. | DEMOLITION |
| DET. | DETAIL |
| D.F. | DRINKING FOUNTAIN |
| DIA. | DIAMETER |
| DIM. | DIMENSION |
| DISP. | DISPENSER, DISPOSAL |
| DN | DOWN |
| DR. | DOOR |
| D.S. | DOWNSPOUT |
| DTL. | DETAIL |
| DWG. | DRAWINGS |
| (E) | EXISTING |
| EA. | EACH |
| E.J. | EXPANSION JOINT |
| ELEV. | ELEVATION, ELEVATOR |
| E.P. | ELECTROCAL PANEL |
| EQ. | EQUAL |
| EQUIP. | EQUIPMENT |
| EXH. | EXHAUST |
| EXTG. | EXISTING |
| EXP. | EXPAND(SION), EXPOSED |
| DWG. | DRAWINGS |
| F.A. | FIRE ALARM |
| F.D. | FLOOR DRAIN, FIRE DAMPER |
| F.E. | FIRE EXTINGUISHER |
| F.E.C. | FIRE EXTINGUISHER CABINET |
| F.F. | FINISH FLOOR |
| F.G. | FINISH GRADE |
| F.H.C. | FIRE HOSE CABINET |
| F.H.R. | FIRE HOSE RACK |
| FIN. | FINISH |
| FL. | FLOOR |
| FLASH. | FLASHING |
| FND. | FOUNDATION |
| F.O.C. | FACE OF CONCRETE |
| F.O.F | FACE OF FINISH |
| F.O.M. | FACE OF MANSORY |
| F.O.S. | FACE OF STUDS |
| FT. | FOOT, FEET |
| FTG. | FOOTING |
| GA. | GUAGE |
| GALV. | GALVANIZED |
| G.C. | GENERAL CONTRACTOR |
| GL. | GLASS, GLAZING |
| GR. | GRADE |
| GRD. | GUARD |
| GYP. | GYPSUM |
| GYP.BD. | GYPSUM BOARD |
| H.B. | HOSE BIBB |
| H.C. | HOLLOW CORE |
| HD. | HEAD |
| HDWD | HARDWOOD |
| HDWR. | HARDWARE |
| HM | HOLLOW METAL |
| HORIZ. | HORIZONTAL |
| HT. | HEIGHT |
| HVAC | HEATING, VENTILATION AND AIR CONDITIONING |
| HYD. | HYDRANT |
| I.C. | INTERCOM |
| I.D. | INSIDE DIAMETER |
| INFO. | INFORMATION |
| INSUL. | INSULATION |
| INT. | INTERIOR |
| INV. | INVERT |
| LAV. | LAVATORY |
| LB. | POUND |
| L.F. | LINEAR FOOT(FEET) |
| LVR. | LOUVER |
| LT.WT. | LIGHTWEIGHT |
| MAS. | MANSORY |
| MATL. | MATERIAL |
| MAX. | MAXIMUM |
| M.B. | MACHINE BOLT |
| MECH. | MECHANIC(AL) |
| MEMBR. | MEMBRANE |
| MFR. | MANUFACTURER |
| MIN. | MINIMUM |
| MISC. | MISCELLANEOUS |
| MT.(D.)(G.) | MOUNT(ED)(ING) |
| MTL. | METAL |
| (N) | NEW |
| N/C | NOT APPLICABLE |
| N.I.C. | NOT IN CONTRACT |
| NO. | NUMBER |
| N.R.C. | NOISE REDUCTION COEFFICIENT |
| N.T.S. | NOT TO SCALE |
| O.C. | ON CENTER |
| O.D. | OUTSIDE DIAMETER |
| O.F.D. | OCERFLOW DRAIN |
| O.L. | OCCUPANT LOAD |
| OPEN'G | OPENING |
| O.P.C.I. | OWNER PROVIDED CONTRACTOR INSTALLED |
| OPP. | OPPOSITE |
| PAV. | PAVING, PAVEMENT |
| P.H. | PANIC HARDWARE |
| PL. | PLATE |
| P.LAM. | PLASTIC LAMINATE |
| PLAS. | PLASTER, PLASTIC |
| PLBG. | PLUMBING |
| PLYWD | PLYWOOD |
| PNT. | PAINT |
| PREFAB. | PREFABRICATE(D) |
| P.S.F. | POUNDS PER SQUARE FOOT |
| P.S.I. | POUND PER SQUARE INCH |
| PTD. | PAINTED |
| QUAL. | QUALITY |
| QUAN. | QUANTITY |
| R.B. | RUBBER BASE |
| R.C.P. | REINFORCED CONCRETE PIPE |
| R.D. | ROOF DRAIN |
| REF. | REFERENCE |
| REFRIG. | REFRIGERATOR |
| REG. | REGISTER |
| REINF. | REINFORCEMENT |
| REQ. | REQUIRED |
| RET. | RETAINING |
| R.L. | ROOF LEADER, RAIN LEADER |
| RM. | ROOM |
| R.T. | RIGHT |
| S.C. | SOLID CORE |
| SCHED. | SCHEDULE |
| S.D. | STORM DRAIN, SOAP DISPENSER |
| SQ.FT. | SQUARE FOOT(FEET) |
| SHT. | SHEET |
| SHTG. | SHEATING |
| SIM. | SIMILAR |
| SPEC. | SPECIFICATION |
| STD. | STANDARD |
| STL. | STEEL |
| STO. | STORAGE |
| S'STL. | STAINLESS STEEL |
| STRUCT. | STRUCTURAL |
| SUSP. | SUSPENDED |
| T. | TREAD, TILE, TOILET |
| TEL. | TELEPHONE |
| TEMP. | TEMPORARY |
| T.O.C. | TOP OF CURB |
| T.O.CONC. | TOP OF CONC. |
| T.O.M. | TOP OF MANSORY |
| T.O.P. | TOP OF PARAPET |
| T.O.S. | TOP OF SLAB |
| T.O.W. | TOP OF WALL |
| TR. | TRENCH |
| TYP. | TYPICAL |
| U.N.O | UNLESS NOTED OTHERWISE |
| V.B. | VAPOR BARRIER, VINYL BASE |
| V.C.T. | VINYL COMPOSITION FLOOR TILE |
| VERT. | VERTICAL |
| VEST. | VESTIBULE |
| V.I.F. | VERIFY IN FIELD |
| V.T. | VINYL TILE |

## ABBREVIATIONS

| | |
|---|---|
| J.B. | JUNCTION BOX |
| JT. | JOINT |
| K.D. | KNOCK DOWN |
| KIT. | KITCHEN, KITCHENETTE |
| K.O.(P) | KNOCK OUT(PANEL) |
| W/ | WITH |
| W/O | WITHOUT |
| WD | WOOD |
| W.I. | WROUGH IRON |
| W.W.F. | WELDED WIRE FABRIC |
| W.W.M. | WELDED WIRE MESH |

## LEGEND

- A11.1 — SHEET WHERE DRAWN
- 1 / A5.1 — INTERIOR ELEVATION: ELEVATION NUMBER; SHEET WHERE DRAWN
- 1 / A — GRID OR COLUMN LINE
- D5 / A12.3 — WALL SECTION: SECTION NUMBER; SHEET WHERE DRAWN
- XXX — ROOM NUMBER
- X — WINDOW SYMBOL
- D6 / A12.1 — BUILDING SECTION: SECTION NUMBER; SHEET WHERE DRAWN
- XX — DOOR NUMBER
- XX — CEILING HT.
- PORTION OF PLAN SHOWN
- X — REVISION
- MATCH LINE
- XX — WALL TYPE
- CENTER LINE
- HB. — HOSE BIBB
- FACE DIMENSION
- EXIT SIGN
- CENTER LINE DIMENSION
- NORTH — TRUE NORTH
- ELEVATION
- FINISH ELEVATION
- (P) NEW WALLS
- CAST IN CON'C WALL
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL
- PRECAST PANEL ON METAL STUD
- METAL STUD WALL
- F.E.C. — FIRE EXTINGUISHER AND CABINET
- F.E. — FIRE EXTINGUISHER
- TD — TRENCH DRAIN, SEE PLUMBING DRAWINGS
- FD — FLOOR DRAIN, SEE PLUMBING DRAWINGS
- AD — AREA DRAIN, SEE PLUMBING DRAWINGS
- ADA ACCESSIBLE PATH OF TRAVEL
- MATERIAL SEPARATION LINE

## PROJECT DATA

- PROJECT: NEW AUTOMATED EXPRESS CAR WASH
- PROJECT ADDRESS: 13001 LAMBERT ST. WHITTIER, CA. 90602
- OWNER: B&D CARWASH, INC. 1455 MULVILLE ST. FULLERTON, CA. 92833
- APPLICANT: LEEDCO ENGINEERS, INC 3870 BALDWIN AVE. EL MONTE, CA 91731 PHONE : 626-448-7870
- APN: 8165-019-021
- CONSTRUCTION TYPE: TYPE V CBC 2016
- OCCUPANCY: BUSINESS GROUP B
- LOT ACREAGE: .62 ACRES
- ZONING: C-2
- LAND USE: GENERAL COMMERCIAL
- FIRE SPRINKLERS: NOT REQUIRED PER CBC 903.2
- LOT COVERAGE: 25%
  FORMULA: STRUCTURES/LOT AREA 6,778 S.F./26,957
- FAR CALCULATION FORMULA: 2% LIVABLE FL. AREA/LOT AREA 481 S.F./26,957 S.F.
- LANDSCAPE AREA: 26%
  FORMULA: LANDSCAPE/LOT AREA
  PRIVIDED: 7,032/26,957 = .26
  REQUIRED: 10%
- PARKWAY LANDSCAPE: 10%
  FORMULA: PRKW LNDSCP/PARK AREA
  PROVIDED: 782/7,924 = .098
  REQUIRED: 10%
- VACUUM STATIONS
  STANDARD: 19 STALLS
  HANDICAP: 1 STALL
  TOTAL: 18 STALLS
- LOT AREA : 26,957 S.F.
- BLDG HEIGHT: 28'-0"
- No. STORY: 1
- BUILDING AREA: 3,137 S.F.
  CARWASH: 2,640 S.F.
  CONTROL ROOM: 221 S.F.
  OFFICE: 117 S.F.
  TOILET: 63 S.F.
  VENDING: 37 S.F.
- TRASH ENCLOSURE: 70 S.F.
- PAYSTATION: 360 S.F.
- VACUUM CANOPY 1 1,220 S.F.
- VACUUM CANOPY 2 1,090 S.F.
- HOURS OF OPERATION

| | |
|---|---|
| SUNDAY | 7AM-8PM |
| MONDAY | 7AM-8PM |
| TUESDAY | 7AM-8PM |
| WEDNESDAY | 7AM-8PM |
| THURSDAY | 7AM-8PM |
| FRIDAY | 7AM-8PM |
| SATURDAY | 7AM-8PM |

## SCOPE OF WORK

BUILD A 3,578 SQ. FT. AUTOMATED EXPRESS CAR WASH WITH 2 VACUUM CANOPY STATIONS, A PAY-STATION, AND TRASH ENCLOSURE. REMOVE 4 EXISTING DRIVEWAY ENTRANCES AND CURB-CUT A NEW DRIVEWAY THAT WILL BE USED FOR BOTH ENTRANCE AND EXITING THE LOT.

## SHEET INDEX


ARCHITECTURE

| | |
|---|---|
| T-1.0 | TITLE PAGE |
| A-1.0 | SITE PLAN |
| A-1.1 | ACCESSIBILITY DETAILS |
| A-2.0 | FLOOR PLAN, WINDOW, DOOR, & FINISH SCHEDULES |
| A-3.0 | ROOF PLAN W/ MATERIAL SHEETS |
| A-4.0 | ELEVATIONS (SPANISH COLONIAL REVIVAL) |
| A-5.0 | SECTIONS |
| A-6.0 | ARCHITECTURAL DETAILS (VACUUM CANOPY, PAYSTATION CANOPY, TRASH ENCLOSURE) |
| A-7.0 | ARCHITECTURAL DETAILS (10FT CMU WALL, 3FT PLANTER WALL, 3FT ROLLING GATE) |

CIVIL

| | |
|---|---|
| C-1.0 | GRADING AND DRAINAGE PLAN |
| C-2.0 | PHOTOMETRICS, LIGHT POST DETAIL |
| C-2.1 | LED LIGHTING SPECS |
| L-1.0 | LANDSCAPE PLAN |


## PROJECT DIRECTORY

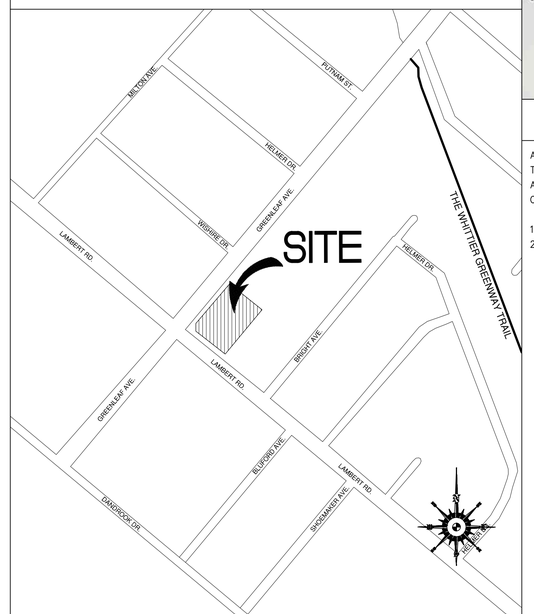

PROJECT OWNER:
B&D CARWASH, INC.
ADDRESS: 1455 MULVILLE ST. FULLERTON, CA. 92833

ARCHITECTS:
WWW.LEEDCO ENGINEEERS.COM
ADDRESS: 3870 Baldwin Ave. El Monte, CA 91731
CONTACT: Dennis Lee
PHONE: 626-448-7870
FAX: 626-448-7871

STRUCTURAL ENGINEER:
WWW. LEEDCO ENGINEERS.OM
ADDRESS: 3870 Baldwin Ave. El Monte, CA 91731
CONTACT: Dennis Lee
PHONE: 626-448-7870
FAX: 626-448-7871

CIVIL ENGINEER:
WWW. LEEDCO ENGINEERS.OM
ADDRESS: 3870 Baldwin Ave. El Monte, CA 91731
CONTACT: Dennis Lee
PHONE: 626-448-7870
FAX: 626-448-7871


## VICINITY MAP




## LOCATION MAP




## CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2016 CALIFORNIA BUILDING CODE CBC
2. 2017 LOS ANGELES COUNTY FIRE CODE, WITH AMMENDMENTS


THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.



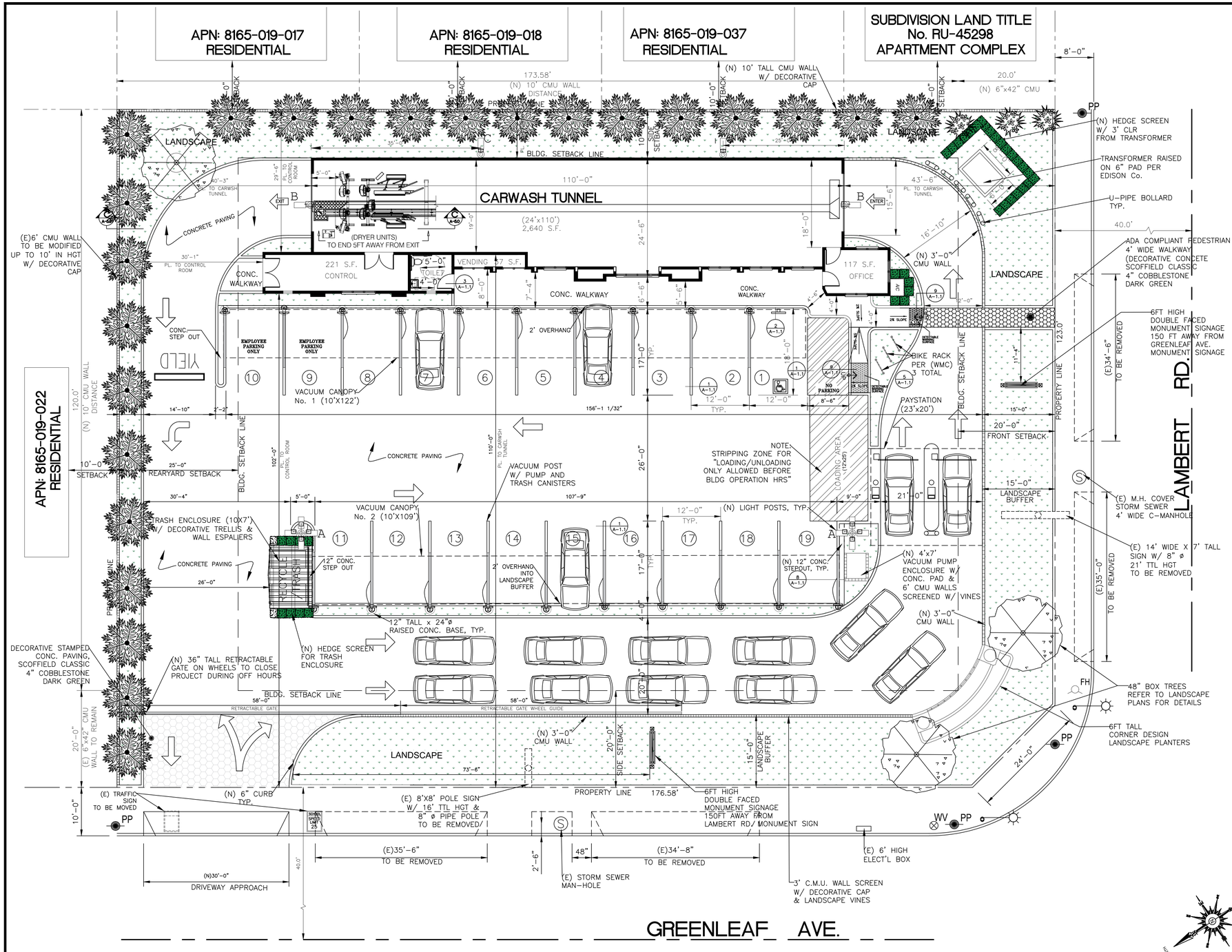
LEEDCO ENGINEERS
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 448-7870


| | |
|---|---|
| TITLE | NEW AUTOMATIC EXPRESS CAR WASH DEVELOPMENT PROJECT FOR |
| OWNER | B&D CARWASH, INC. |
| JOB ADDRESS | 13001 LAMBERT RD., WHITTIER, CA. 90602 |

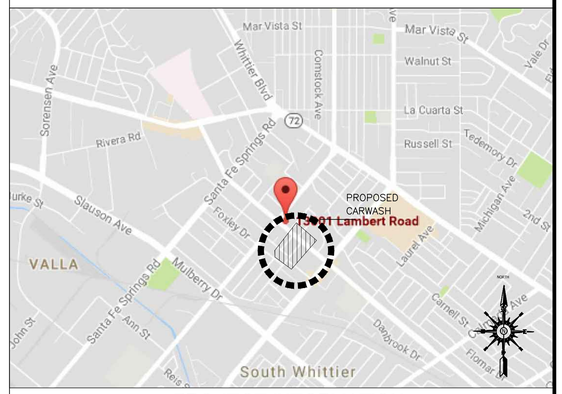
REVISIONS
CITY REVIEW 01-15-18, 03-16-18, 08-07-18, 02-04-19, 05-28-19

APPROVED BY: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 7904
DATE: 08-13-19

T-1.0




# LOCATION MAP




# PROJECT INFORMATION

- PROJECT: NEW AUTOMATED EXPRESS CAR WASH
- PROJECT ADDRESS: 13001 LAMBERT ST. WHITTIER, CA. 90602
- OWNER: B&D CARWASH, INC. 1455 MULVILLE ST. FULLERTON, CA. 92833
- APPLICANT: LEEDCO ENGINEERS, INC 3870 BALDWIN AVE. EL MONTE, CA 91731 PHONE : 626-448-7870
- APN: 8165-019-021
- CONSTRUCTION TYPE: TYPE V CBC 2016
- OCCUPANCY: BUSINESS GROUP B
- LOT ACREAGE: .62 ACRES
- ZONING LAND USE: C-2 GENERAL COMMERCIAL
- LEGAL DESCRIPTION: PORTION OF LOT 9 OF A SURVEYING OF GUNN AND HAZZARDS PLAT OF THE CULLEN TRACT
- FIRE SPRINKLERS: NOT REQUIRED PER CBC 903.2
- LOT COVERAGE FORMULA: 25% STRUCTURES/LOT AREA 6,778 S.F./26,957
- LOT AREA : 26,957 S.F.
- BLDG HEIGHT: 28'-0"
- No. STORY: 1
- BUILDING AREA: 3,137 G.S.F.
  - CARWASH: 2,640 S.F.
  - CONTROL ROOM: 221 S.F.
  - OFFICE: 117 S.F.
  - TOILET: 63 S.F.
  - VENDING: 37 S.F.
- TRASH ENCLOSURE: 70 S.F.
- PAYSTATION: 460 S.F.
- VACUUM CANOPY 1 1,220 S.F.
- VACUUM CANOPY 2 1,090 S.F.
- LANDSCAPE AREA: 26% FORMULA: LANDSCAPE/LOT AREA PRIVIDED: 7,032/26,957 = .26 REQUIRED: 10%
- PARKWAY LANDSCAPE: 10% FORMULA: PRKW LNDSCP/PARK AREA PROVIDED: 782/7,924 = .098 REQUIRED: 10%
- FAR INFO: 2% FORMULA: LIVABLE FLAREA/LOTSIZE 481 S.F./26,957 S.F.
- VACUUM STATIONS 19 TOTAL
  - STANDARD: 16 STALLS
  - HANDICAP: 1 STALL
  - EMPLOYEE: 2 STALLS

NOTES:

1. ACCESS & SURFACE SLOPES OF HANDICAP PARKING,LOADING SPACE AND PATH OF TRAVEL SHALL BE DESIGNED AND CONSTRUCTED PER ADA.
2. ALL NEW LIGHTING SHALL BE DECORATIVE AND ARCHITECTURALLY COMPATIBLE WITH THE PROPOSED COMMERCIAL BUILDING.
3. CMU WALLS TO BE 42" IN HEIGHT AT 20' FROM STREET FRONTAGE. THE REST OF THE CMU WALL AT PROPERTY LINE TO BE 10' IN HEIGHT.
4. DRYER UNITS TO END 5' AWAY FROM CARWASH TUNNEL EXIT. CARWASH DRYER MACHINERY TO NOT EXCEED A HEIGHT OF 9'-0"
5. LOADING AND UNLOADING TO BE DONE BEFORE HOURS OF OPERATION. CARWASH OWNERS WILL DELIVER VENDING, AND CARWASHING SUPPLIES USING A STANDARD PICK UP TRUCK OR MINI-VAN. THERE WILL BE NO VENDORS MAKING DELIVERIES.
6. (E) FREE STANDING SIGNS TO BE REMOVED. (N) FREE STANDING SIGNS TO BE INSTALLED "UNDER SEPARATE PERMIT" PER WMC 18.76.060

## KEY LEGEND:

- (E) FIRE HYDRANT
- (E) GATE POST
- (E) POWER POLE
- (E) SEWER MANHOLE
- (E) STREET LIGHT
- (E) WATER VALVE
- (N) U-BOLLARDS
- A/C (N) AIR CONDITIONER

- PROPERTY LINE
- CENTERLINE
- SETBACK LINE
- BUILDING LINE
- BLOCK WALL
- EASEMENTS NO EASEMENTS LOCATED
- LANDSCAPED GROUND COVERAGE
- 6" CURBS
- A: 20' HIGH PARKING LOT LIGHTING POST WITH 4 EA. TYPE 1 LIGHTING FIXTURE.
- B: WALL MOUNTED TYPE 2 LIGHTING FIXTURE INSTALLATION HEIGHT = 12'.
- C: WALL MOUNTED TYPE 3 LIGHTING FIXTURE INSTALLATION HEIGHT = 8'.

# PROPOSED SITE PLAN

SCALE: 1'=10'

1

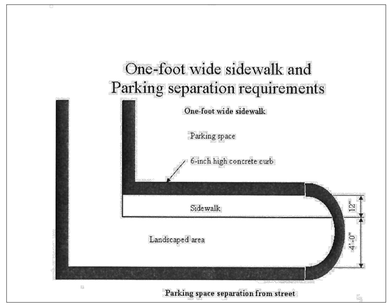
THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

LEEDCO ENGINEERS
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 448-7870

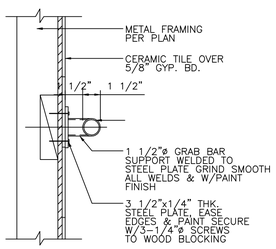
TITLE: NEW AUTOMATIC EXPRESS CAR WASH DEVELOPMENT PROJECT
FOR
OWNER: B & D CARWASH, INC.
JOB ADDRESS: 13001 LAMBERT RD. WHITTIER, CA 90602

APPROVED BY: C. D. LEE
JOB NO.: 7904
DRAWN BY: G.M.A.
DATE: 08-13-19

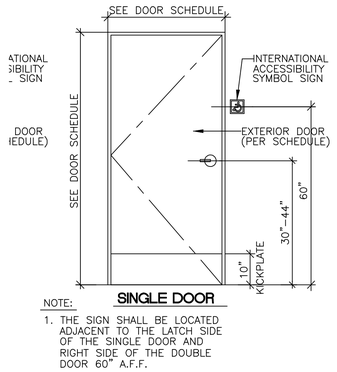
A-1.0



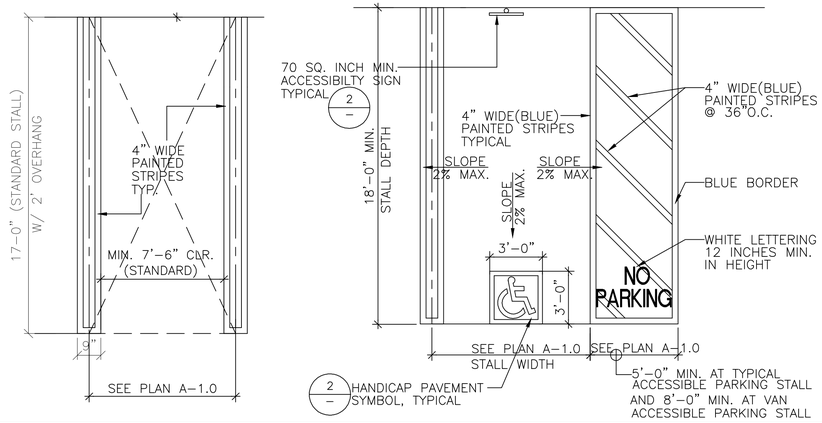

## PARKING SEPARATION DET. 8



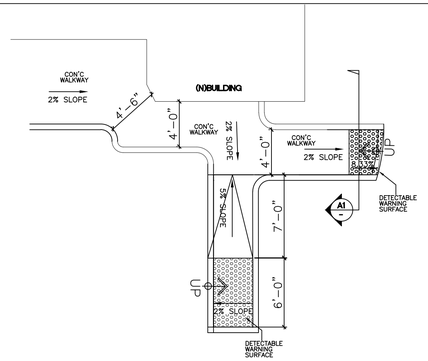

## GRAB BAR ATTACHMENT DETAIL 7

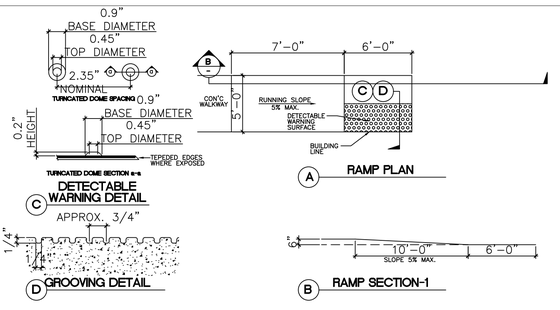


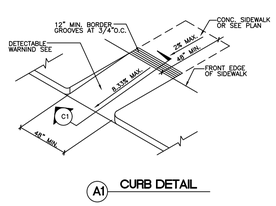

## ACCESSIBLE SIGN AT DOOR DETAIL 4

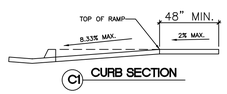



## PARKING STALL DETAIL 1

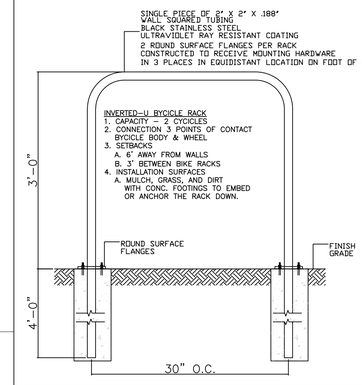


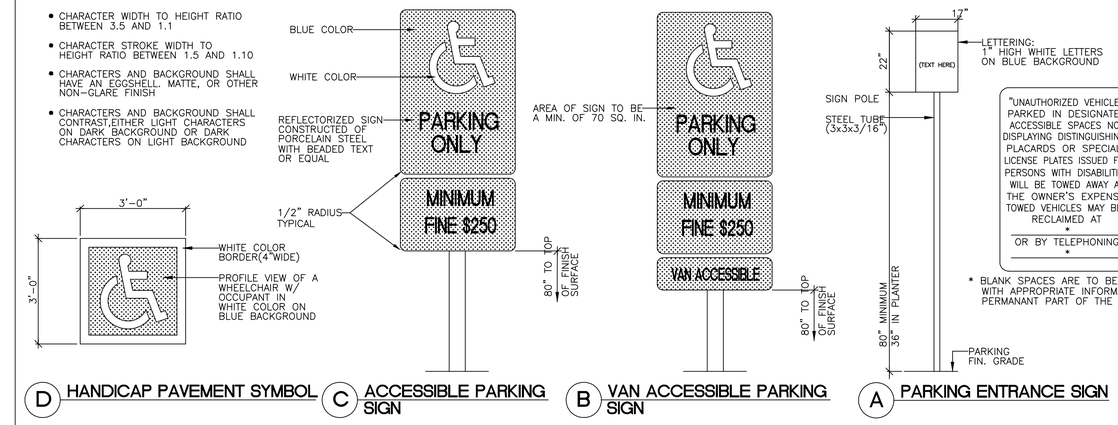



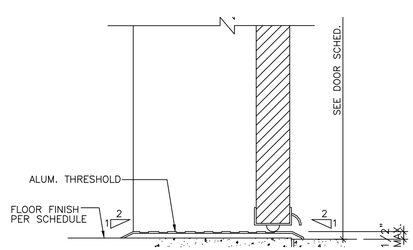

## CURB/RAMP DETAILS 9



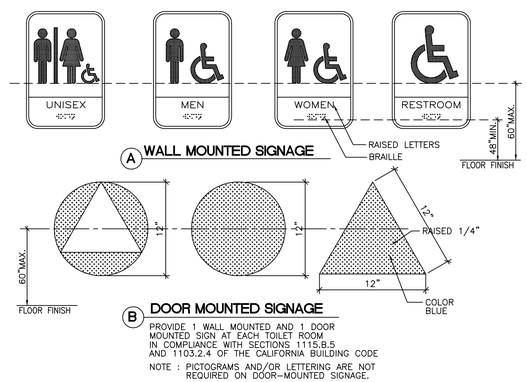

## INVERTED U- SHAPE BIKE RACK 5




## ACCESSIBLE PARKING SIGN DETAIL 2




## ACCESSIBLE DOOR SILL DETAIL 6




## ACCESSIBLE RESTROOM SIGN DETAIL 3

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

LEEDCO ENGINEERS
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 448-7870

TITLE: NEW AUTOMATIC EXPRESS CAR WASH DEVELOPMENT PROJECT
FOR
OWNER: B & D CARWASH, INC.
JOB ADDRESS: 13001 LAMBERT RD. WHITTIER, CA 90602

ACCESSIBLE DETAILS

APPROVED BY: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 7904
DATE: 08-13-19

A-1.1

## DOOR SCHEDULE

| KEY | SIZE WIDTH | SIZE HEIGHT | DESCRIPTION & TYPE | FRAME MATERIAL | THK. | CORE | GLAZING AREA | FIRE RATING | EA | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|
| 01 | 11'-0" | 9'-0" | ROLLDOWN | ST'L | – | – | – | – | 2 | MANUAL W/ GRILLE COILS |
| 02 | 6'-0" | 7'-0" | SWING | ST'L | – | – | – | 1 HR | 2 | DOUBLE SWING SELF-CLOSING |
| 03 | 3'-0" | 7'-0" | SWING | ST'L | 1 3/4" | HOLLOW | – | – | 2 | TEMPERED GLASS INSERT |
| 04 | 3'-0" | 7'-0" | SWING | ST'L | 1 3/4" | HOLLOW | – | – | 1 | SWING SELF-CLOSING |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |

## DOOR HARDWARE

| KEY | LOCKS | | HINCHES | REMARKS |
|---|---|---|---|---|
| 01 | SLIDE LOCK & CANE BOLT W/ HEAVY DUTY LOCKS | | ROLLDOWN | MASTER PADLOCK |
| 02 | SINGLE KEYED, KEY ALIKE PASSAGE DOOR HARDWARE | | STANLEY COMMERCIAL | LEVER TYPE |
| 03 | KEYLESS, PASSAGE DOOR HARDWARE | | STANLEY COMMERCIAL | LEVER TYPE |
| 04 | KEYLESS, PASSAGE DOOR HARDWARE | | STANLEY COMMERCIAL | LEVER TYPE |
| | | | | |

## WINDOW SCHEDULE

| KEY | SIZE WIDTH | SIZE HEIGHT | DESCRIP. & TYPE | FRAME MATERIAL | GLAZING AREA | FIRE RATING | OITC RATING | EA | REMARKS |
|---|---|---|---|---|---|---|---|---|---|
| A | 7'-0" | 7'-0" | FIXED | ALUM. | 49.0 | – | 38* | 1 | TEMPERED SINGLE PANE CLEAR DUAL GLASS |
| B | 4'-8" | 7'-0" | SINGLE HUNG | ALUM. | 32.7 | – | 38* | 3 | TEMPERED SINGLE PANE CLEAR DUAL GLASS |
| C | 4'-8" | 7'-0" | FIXED | ALUM. | 32.7 | – | 38* | 4 | TEMPERED SINGLE PANE CLEAR DUAL GLASS |
| D | 8'-10" | 12'-0" | FIXED | ALUM. | 106.0 | – | 38* | 1 | ARCHED WINDOW TMPRD CLEAR DUAL GLASS PANE |
| E | 2'-0" | 3'-6" | FIXED | ALUM. | 7.0 | – | 38* | 9 | TEMPERED SINGLE PANE CLEAR DUAL GLASS |
| F | 4'-8" | 7'-0" | ROLL UP SHUTTER | ALUM. | 32.7 | – | 38* | 2 | TEMPERED SINGLE PANE CLEAR DUAL GLASS |
| G | 1'-4" | 2'-0" | FIXED | ALUM. | 2.7 | – | 38* | 1 | TEMPERED SINGLE PANE CLEAR DUAL GLASS |
| H | 2'-0" | 3'-8" | FIXED | ALUM. | 2.7 | – | 38* | 3 | ARCHED WINDOW TMPRD CLEAR DUAL GLASS |

## FINISH SCHEDULE

| KEY | AREA/ROOM NAME | FINISHES FLOOR | BASE | WALL | CEILING | CLG. HEIGHT | REMARKS |
|---|---|---|---|---|---|---|---|
| | CARWASH TUNNEL | F1 | – | W1 | C1 | 13'-0" | |
| | CONTROL ROOM | F1 | B1 | W2 | C2 | 13'-0" | |
| | TOILET | F2 | B2 | W3 | C3 | 13'-0" | |
| | VENDING AREA | F1 | B1 | W2 | C2 | 13'-0" | |
| | OFFICE | F3 | B1 | W2 | C2 | 13'-0" | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

## FINISH / MATERIAL LEGEND

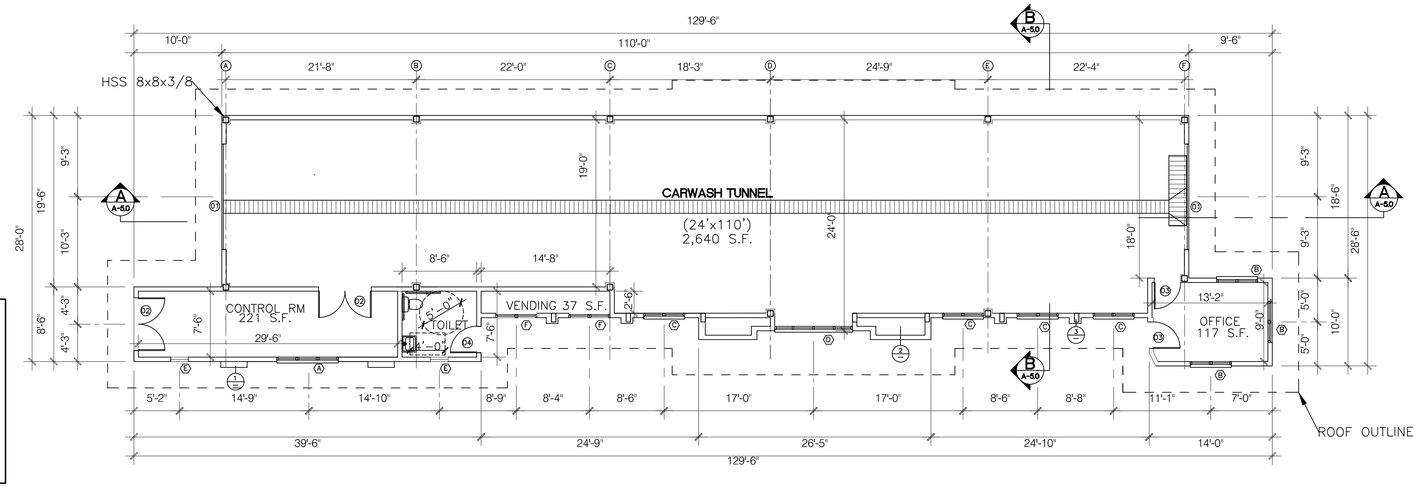
| FLOOR | | BASE | |
|---|---|---|---|
| F1 | SEALED CONCRETE | B1 | VINYL BASE TOPSET (4") |
| F2 | CERAMIC TILE (12"x12") | B2 | 3/8" RADIUS CERAMIC TILE COVE BASE (5") |
| F3 | LAMINATED FLOORING | | |
| **WALL** | | **CEILING** | |
| W1 | 24" WIDE PVC FLAT PANEL(EXTRUTECH #P2400) | C1 | 24" WIDE PVC FLAT PANEL(EXTRUTECH #P2400) |
| W2 | PAINT FINISH (SEMI-GLOSS) OVER GYP. BD. | C2 | PAINT FINISH (FLAT) OVER GYP. BD. |
| W3 | CERAMIC TILE (12"x12") WAINSCOT (A.F.F. 4'-0") | C3 | PAINT FINISH (SEMI-GLOSS) OVER GYP. BD. (MOISTURE RESISTANT) |
| W4 | SMOOTH STUCCO FINISH | C4 | SMOOTH STUCCO 16/20 100-BASE |

BLD'G SQ. FT.

- BLDG TTL GROSS S.F.: 3,137 G.S.F.

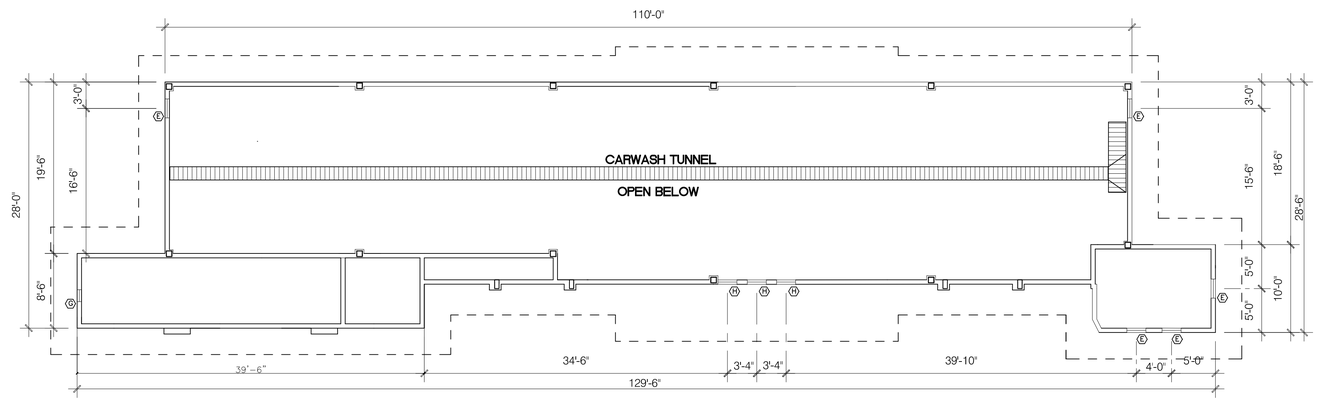
| | |
|---|---|
| CARWASH TUNNEL: | 2,640 S.F. |
| CONTROL ROOM: | 221 S.F. |
| OFFICE: | 117 S.F. |
| TOILET: | 63 S.F. |
| VENDING: | 37 S.F. |

- FAR INFO: 2%
  FORMULA: LIVABLE FL.AREA/LOTSIZE
  481 S.F./26,957 S.F.



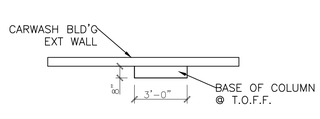

# EXPRESS CAR WASH 1ST FLOOR PLAN

SCALE : 1/8"=1'-0" | 1

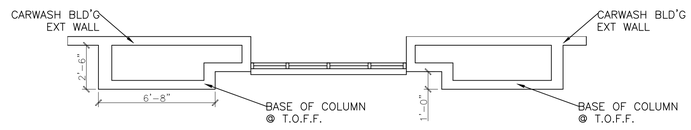



# EXPRESS CAR WASH UPPER LEVEL WINDOW OPENING LAYOUT

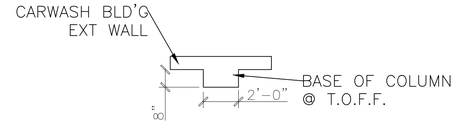
SCALE : 1/8"=1'-0" | 2




1 — COLUMN @ BASE N.T.S.




2 — TERRA COLUMN @ BASE N.T.S.




3 — COLUMN @ BASE N.T.S.

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

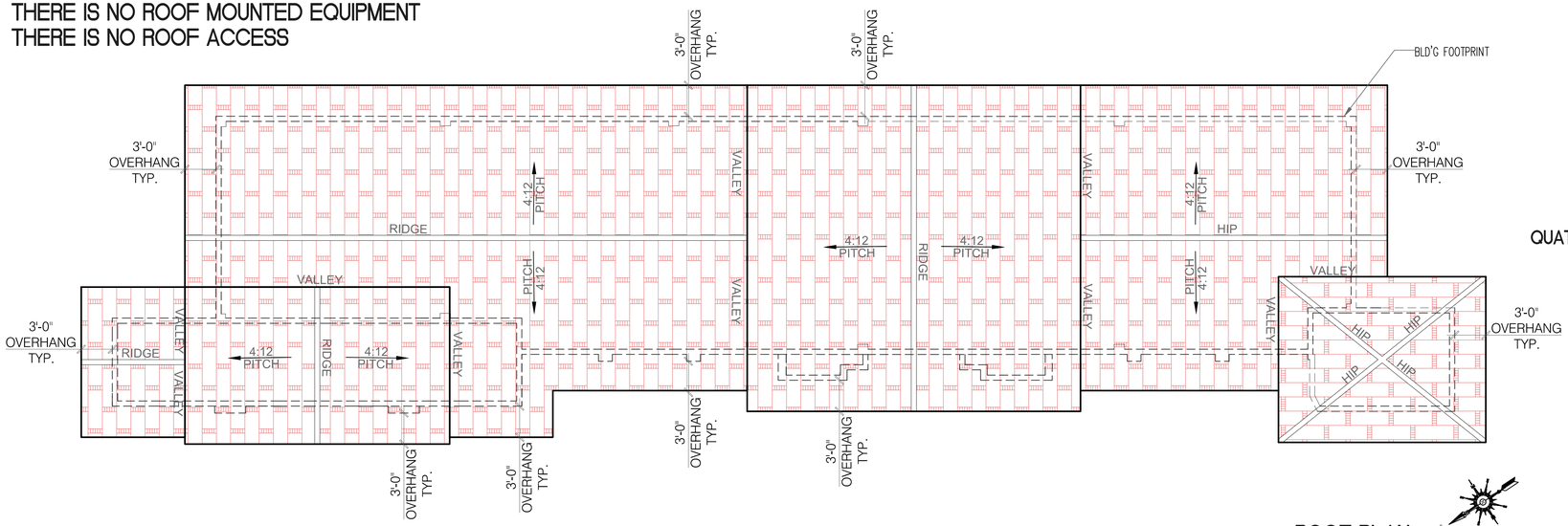
LEEDCO ENGINEERS
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 448-7870

| | |
|---|---|
| TITLE | NEW AUTOMATIC EXPRESS CAR WASH DEVELOPMENT PROJECT FOR |
| OWNER | B & D CARWASH, INC. |
| JOB ADDRESS | 13001 LAMBERT RD. WHITTIER, CA 90602 |

| | | | |
|---|---|---|---|
| APPROVED BY: C. D. LEE | JOB NO.: 7904 | A-2.0 |
| DRAWN BY: G.M.A. | DATE: 08-13-19 | |

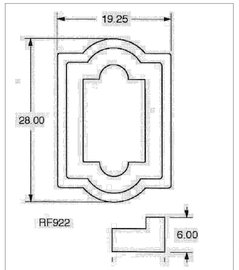
NOTE:

THERE IS NO ROOF MOUNTED EQUIPMENT
THERE IS NO ROOF ACCESS




ROOF PLAN

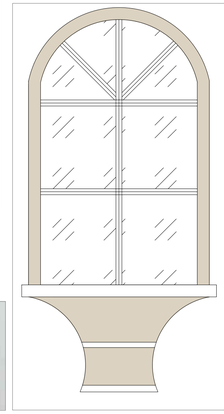
SCALE: N.T.S.




QUATREFOIL AT SOUTH ELEVAITON



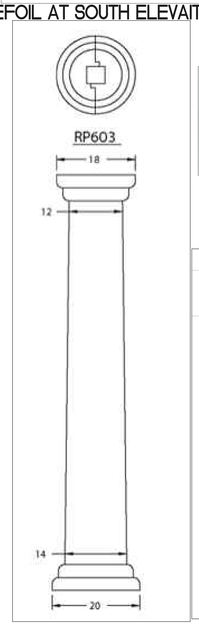
WINDOW SILL PAINT TO MATCH TRIM COLOR



SPANISH STYLE WINDOW

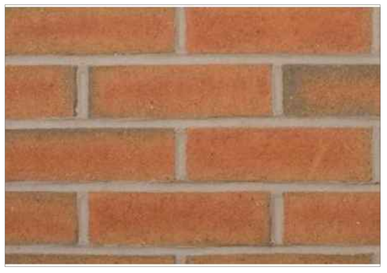


CONCEPTUAL WINDOW SILL









SMALL TOWN EMERALD BAY PRE-CAST CONCRETE/BRICK

THE BASE VENEER IS MEANT TO PROTECT THE 1ST 36 INCHES OF THE EXTERIOR STUCCO WALL WHICH USUALLY GETS DAMAGED DUE TO CONSTANT WEAR AND TEAR FROM HUMAN TRAFFIC AND THE EVERY DAY FUNCTIONS OF A CARWASH.

IN ORDER TO ACCENTUATE THE "SPANISH COLONIA REVIVAL" ARCHITECTURE STYLE, WE CHANGED THE SKIRT TO "PRE-CAST CONCRETE/BRICK" DESIGN.



RAFTER TAIL

Boral **Roofing**
Build something great™

PRODUCT INFORMATION



| | |
|---|---|
| Profile: | Villa 900 |
| Color Name: | Red Castle |
| SKU Number: | 1VIC57970 |
| Product Type: | Standard Weight |
| Color: | Orange, Tan, Brown Multicolor |

Available Regions:
**Southern California**

**Cool Rated Product**

| | |
|---|---|
| Reflectivity: | 0.23 |
| Aged Ref. (3 yr): | 0.23 |
| Emmisivity: | 0.92 |
| Aged Em. (3 yr) | 0.96 |
| SRI: | 24 |
| Aged SRI (3 yr): | 26 |
| CRRC ID#: | 0016 |
| Seller ID#: | 0942 |

**Tile Specifications**

| | |
|---|---|
| Size: | 17" x 13" |
| Coverage: | 87 |
| Approx. Installed Weight: | 900 lbs |
| Pieces per Pallet: | 308 |
| Squares per Pallet: | 3.54 |
| Approx. Weight per Pallet: | 3327 lbs |

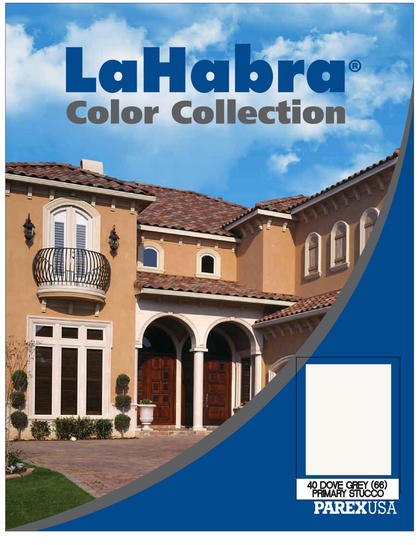
*Calculated Aged Value.
The printed color shown here may vary from actual available tile color and should not be used to color match. Please contact your local Sales Representative for actual tile samples.

1.800.669.TILE (8453)
www.BoralRoof.com

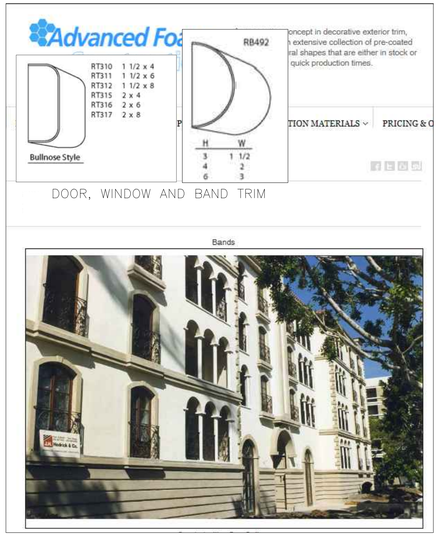
| | Initial | Weathered |
|---|---|---|
| Solar Reflectance | 0.23 | 0.23 |
| Thermal Emittance | 0.92 | 0.96 |
| Rated Product ID Number | 0016 | |
| Licensed Seller ID Number | 0942 | |
| Classification | Production Line | |

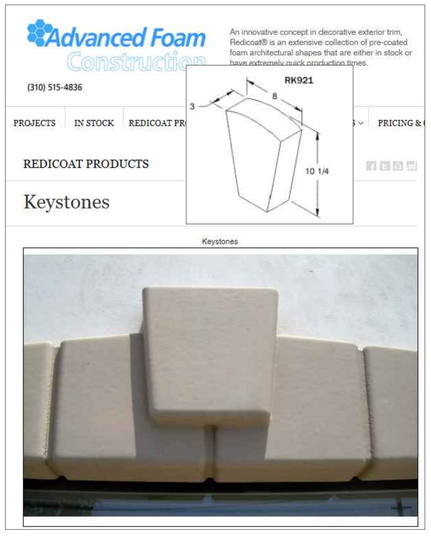
Cool Roof Rating Council ratings are determined for a fixed set of conditions, and may not be appropriate for determining seasonal energy performance. The actual effect of solar reflectance and thermal emittance on building performance may vary.

Manufacturer of product stipulates that these ratings were determined in accordance with the applicable Cool Roof Rating Council procedures.






THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

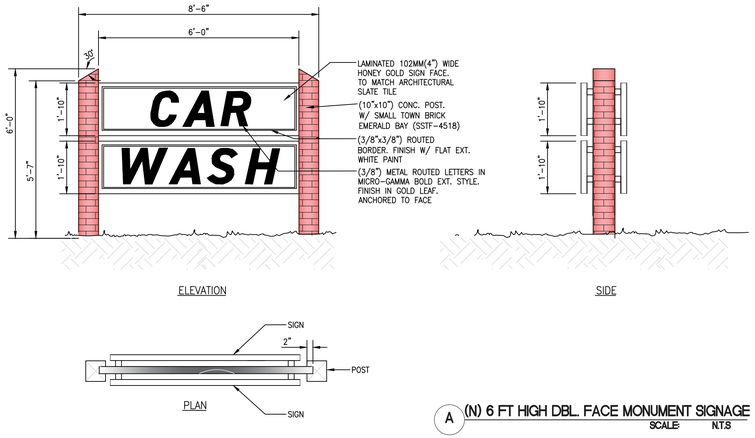
LEEDCO ENGINEERS
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 448-7870

TITLE: NEW AUTOMATED EXPRESS CAR WASH DEVELOPMENT PROJECT
FOR
OWNER: B&D CARWASH, INC.
JOB ADDRESS: 13001 LAMBERT RD., WHITTIER CA. 90602

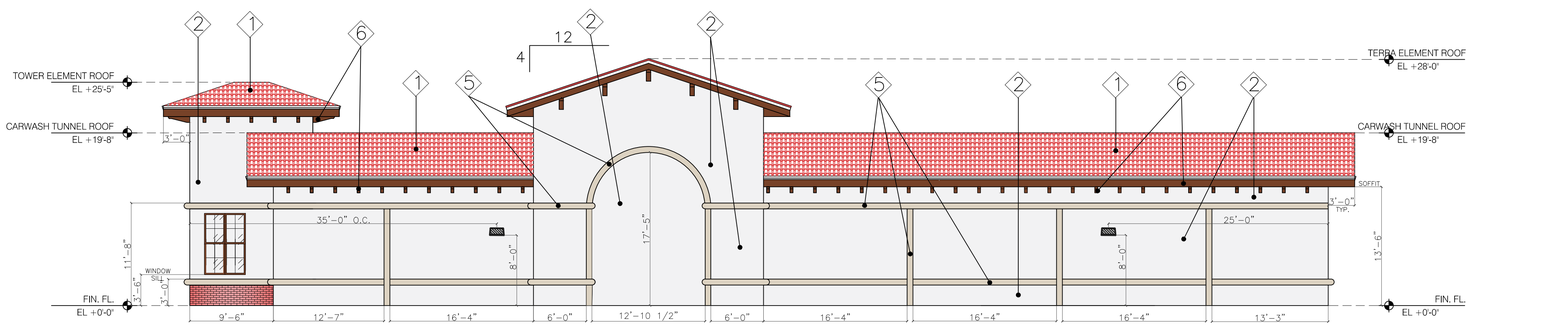
ROOF PLAN MATERIAL DETAILS

APPROVED BY: C. D. LEE
JOB NO.: 7904
DRAWN BY: G.M.A.
DATE: 08-13-19

A-3.0




A (N) 6 FT HIGH DBL. FACE MONUMENT SIGNAGE
SCALE: N.T.S




EAST ELEVATION
SCALE: 1/8"-1'-0"

## MATERIAL LEGEND

1. ROOF MATERIAL
   BORAL ROOFING VILLA 900
   RED CASTLE (1VIC7970)
   www.Boralroof.com
2. PRIMARY MATERIAL STUCCO
   SUFFOLK 40 DOVE GREY 66 (15/20)
   SMOOTH FINISH BASE 200
   www.lahabrastucco.com
3. TERRA ELEMENT SLATE TILE
   HONEY GOLD (8"x18"x24")
   www.culturedstone.com
4. SMALL TOWN BRICK W/ BAND CAP
   COLOR: EMERALD BAY (SSTF-4518)
   www.sepulveda.com
5. REDICOAT DECORATIVE MOLDINGS
   BANDS (RB492)
   COLUMNS (RP603)
   KEYSTONES (RK921)
   DOOR,WINDOWTRIM (RT316)
   QUATREFOIL (RF922)
   WINDOW SPANISH STYLE SILL
   EKENA MILLWORK 4x13x9 PRIMED
   PAINT TO MATCH TRIM
   www.advancedfoam.com

   COLOR SCHEME
   PAPER CRAFT (HGSW2507)
   www.sherwinwilliams.com
6. RAFTER TAILS,CEDAR FASCIA,
   WINDOW WOOD TRIM
   WINDOW SHUTTERS
   TAIL (36Lx8Hx4T) SMOOTH
   FASCIA (6Tx12H) SMOOTH
   www.flowerwindowboxes.com

   COLOR SCHEME
   309A-MUTED MAHOGANY
   www.sherwinwilliams.com
7. DECORATIVE W.I. BOLTED OVER WINDOWS
   www.imperialironworks.com

   COLOR SCHEME
   METALLIC BLACK
   www.imperialironworksinc.com

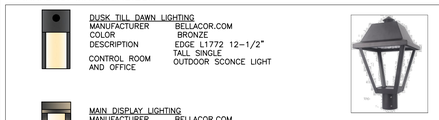
## HATCH LEGEND

- ROOFING
- TEMPERED GLASS SINGLE PANE
- NATURAL STONE BASE
- DECORATIVE WROUGHT IRON
- RAFTER TAILS 6"THK X 3' LONG
- WINDOW SHUTTERS

## COLOR LEGEND

- ROOF MATERIAL BORAL ROOFING VILLA 900 RED CASTLE (1VIC7970) www.Boralroof.com
- SUFFOLK 40 DOVE GREY (15/20) SMOOTH FINISH BASE 200 www.lahabrastucco.com
- TERRA ELEMENT SLATE TILE HONEY GOLD www.culturedstone.com
- SMALL TOWN BRICK W/ BAND CAP COLOR: EMERALD BAY (SSTF-4519) SIZE (6X24) www.sepulveda.com
- PAPER CRAFT HGSW2507 www.sherwinwilliams.com
- 309A MUTED MAHOGANY www.sherwinwilliams.com
- METALLIC BLACK www.imperialironworksinc.com

**NOTE: PAINT TO BE ANTI-GRAFFITI**



DUSK TILL DAWN LIGHTING
MANUFACTURER BELLACOR.COM
COLOR BRONZE
DESCRIPTION EDGE L1772 12-1/2" TALL SINGLE OUTDOOR SCONCE LIGHT
CONTROL ROOM AND OFFICE



MAIN DISPLAY LIGHTING
MANUFACTURER BELLACOR.COM
COLOR GRANITE MUTED BRONZE
DESCRIPTION QUOIZEL ZEPHYR MUTED BRONZE GRANITE FINISH OUTDOOR WALL MOUNT TIMER SET



TERRA PRESENTATION LIGHTING
MANUFACTURER LIGHTINGIRECT.COM
COLOR OIL BRONZZE
DESCRIPTION TWO LIGHT SQUARE EXTERIOR F6892/ENERGY SAVER: F6897 TIMER SET



PHOTOMETRIC WALL SCONCE LIGHTING
MANUFACTURER UTOPIA LIGHTING US
COLOR BLACK
DESCRIPTION LPT-9 POST TOP LIGHTING LED LUMINAIRE 18.0" x 10.00" REFER TO PHOTOMETRIC FOR SPECS



PHOTOMETRIC WALL SCONCE LIGHTING
MANUFACTURER LITHONIA LIGHTING
COLOR BLACK
DESCRIPTION WST LED 8.50" x 17.01" REFER TO PHOTOMETRIC FOR SPECS

LIGHT SYMBOL

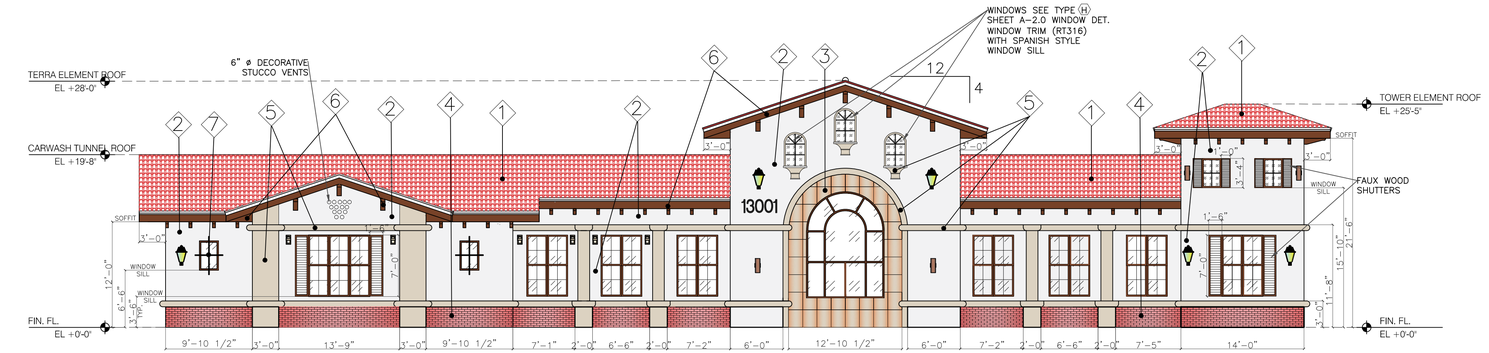
## WALL MOUNTED LIGHTING

NOTES

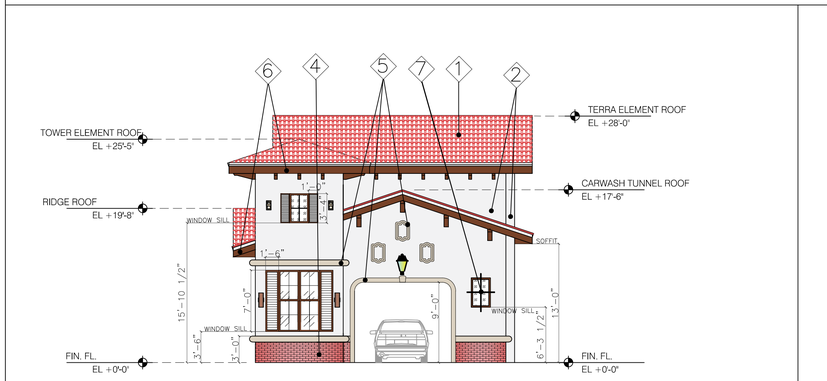
1. TUBULAR STEEL WROUGHT IRON DECOR AND RAFTER TAILS TO BE RECESSED INTO STUCCO TO SECURE PROPER WATER PROOFING.
2. VENDING AREA TO BE INCORPORATED INTO THE ARCHITECTURAL DESIGN.
3. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTAGE OF THE PROPERTY.

   THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMBERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES.

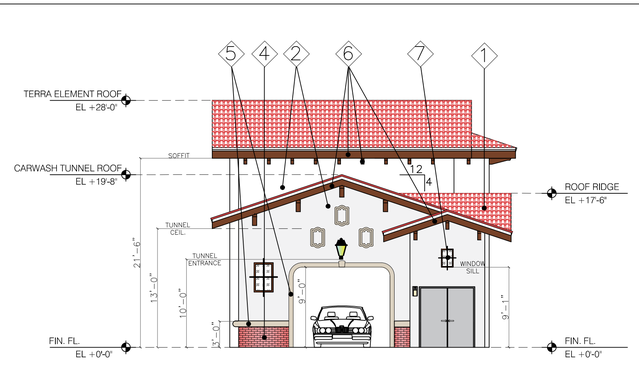
   LETTER TO BE MADE OF METALLIC FINISH AND PLACED AT LEFT UPPER CORNER OF TERRA ELEMENT




WEST ELEVATION
SCALE: 1/8"-1'-0"




SOUTH ELEVATION
SCALE: 1/8"-1'-0"




NORTH ELEVATION
SCALE: 1/8"-1'-0"

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

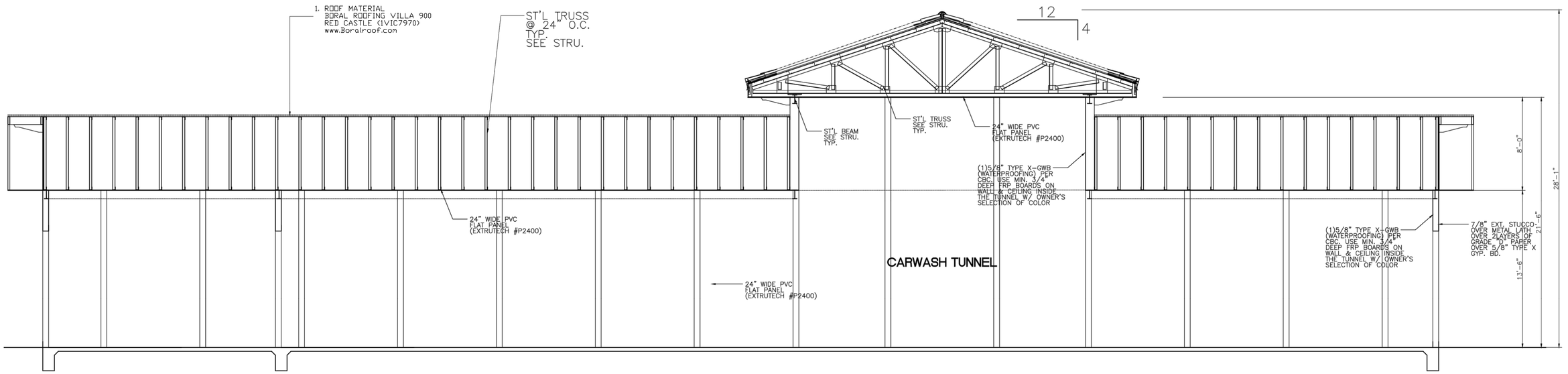
LEEDCO ENGINEERS
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 448-7870

TITLE: NEW AUTOMATED EXPRESS CAR WASH DEVELOPMENT PROJECT
FOR
OWNER: B&D CARWASH, INC.
JOB ADDRESS: 13001 LAMBERT RD., WHITTIER CA. 90602

ELEVATION
SPANISH
COLONIAL
REVIVAL

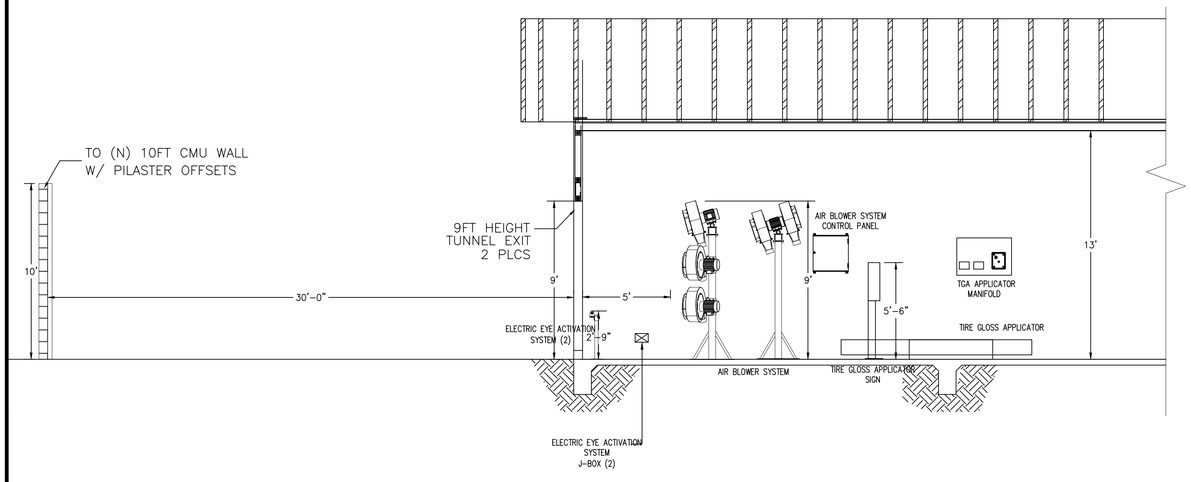
APPROVED BY: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 7904
DATE: 08-13-19

A-4.0



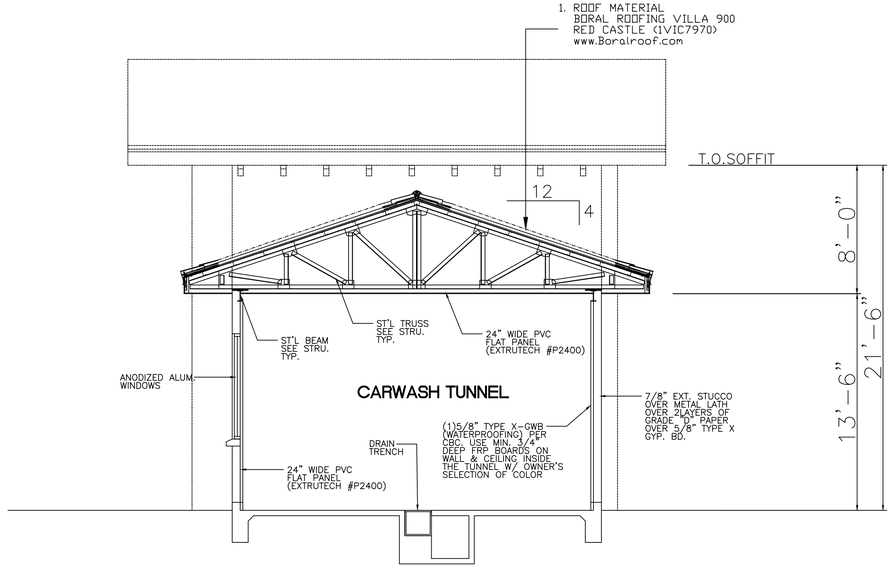

# LONGITUDINAL SECTION

SCALE : 3/16"=1'-0" A




# DRYER UNIT SECTION VIEW

SCALE : 1/4"=1'-0" C




# TRANS-VERSE CROSS SECTION

SCALE : 3/16"=1'-0" B

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

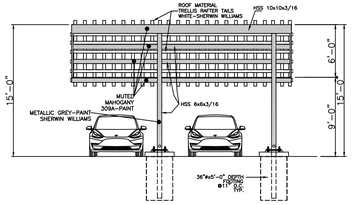
LEEDCO ENGINEERS
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 448-7870

| | |
|---|---|
| TITLE | NEW AUTOMATED EXPRESS CAR WASH DEVELOPMENT PROJECT FOR |
| OWNER | B&D CARWASH, INC. |
| JOB ADDRESS | 13001 LAMBERT RD., WHITTIER CA. 90602 |

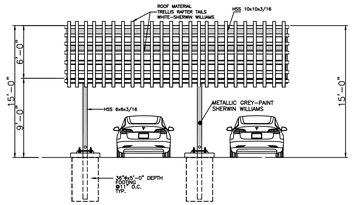
SECTIONS

| | |
|---|---|
| APPROVED BY: C. D. LEE | JOB NO.: 7904 |
| DRAWN BY: G.M.A. | DATE: 08-13-19 |

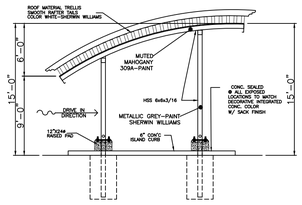
A-5.0



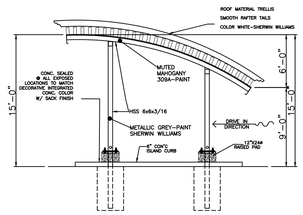

E WEST ELEVATION (EXIT)




D EAST ELEVATION (ENTRANCE)




C SOUTH ELEVATION (FACING LAMBERT RD)

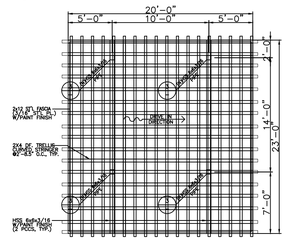



B NORTH ELEVATION (FACING PARKING LOT)



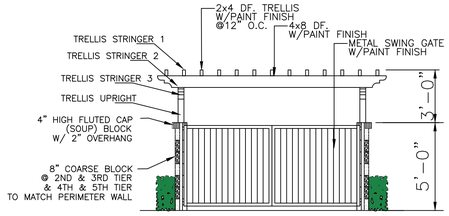

TYP. BALLARD DETAIL

ALL BOLLARDS WILL BE DECORATIVE, OR HAVE A DECORATIVE COVER.

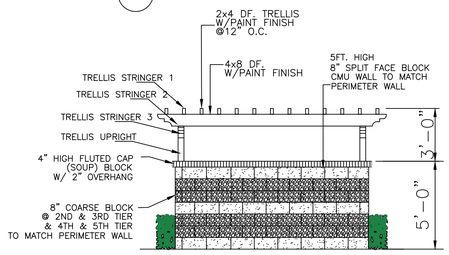



1. ROOF MATERIAL TRELLIS SMOOTH RAFTER TAILS COLOR WHITE-SHERWIN WILLIAMS www.Boralroof.com
2. COLORS AND FINISHES TO MATCH PRIMARY CARWASH BLD'G
3. POSTS TO MATCH FREE STANDING LIGHT POSTS.
4. CONC. PADS TO HAVE INTERGRATED CONC. COLOR WITH SACK FINISH.

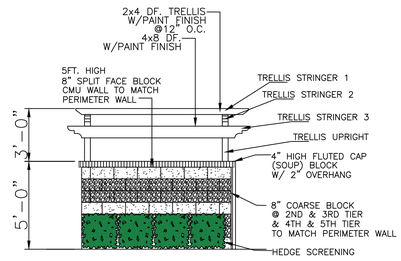
A TOP VIEW



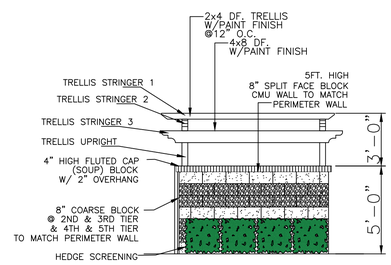

D TRASH ENCLOSURE NORTH (FRONT) ELEVATION



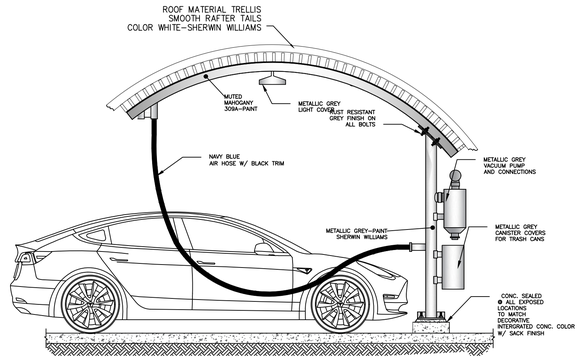

C TRASH ENCLOSURE SOUTH (REAR) ELEVATION




B TRASH ENCLOSURE EAST (SIDE) ELEVATION

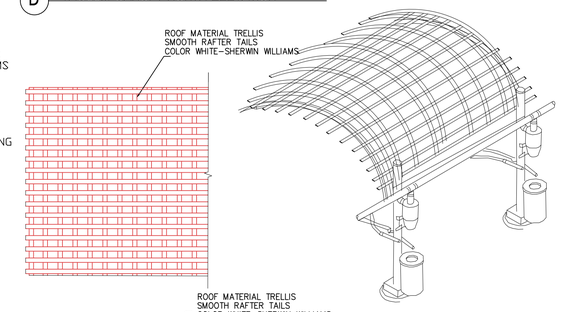



A TRASH ENCLOSURE WEST (SIDE) ELEVATION



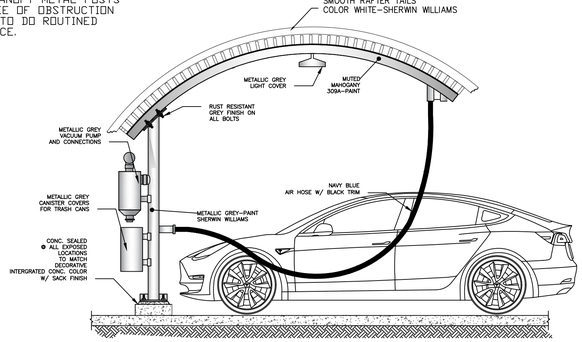

D VACUUM CANOPY NORTH ELEVATION

1. ROOF MATERIAL TRELLIS SMOOTH RAFTER TAILS COLOR WHITE-SHERWIN WILLIAMS www.Boralroof.com
2. COLORS AND FINISHES TO MATCH PRIMARY CARWASH BLD'G
3. POSTS TO MATCH FREE STANDING LIGHT POSTS.
4. CONC. PADS TO HAVE INTERGRATED CONC. COLOR WITH SACK FINISH.
5. TRASH CANS TO BE SCREENED FROM PUBLIC VIEW BY USING UPSCALED METALLIC FINISHED CANISTERS TO COVER CUSTOMERS TRASH CANS.
6. VACUUM CANOPY METAL POSTS TO BE FREE OF OBSTRUCTION IN ORDER TO DO ROUTINED MAINTENANCE.

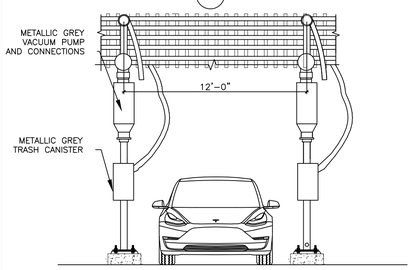




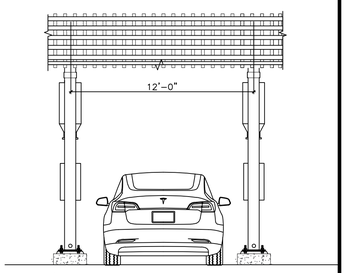





C VACUUM CANOPY SOUTH ELEVATION




B VACUUM CANOPY WEST ELEVATION




A VACUUM CANOPY EAST ELEVATION

# PAYSTATION CANOPY

SCALE: 1/8"=1'-0" | 3

# TRASH ENCLOSURE

SCALE: 1/4"=1'-0" | 2

# VACUUM CANOPY FINISHES W/ ROOF

SCALE: 1/8"=1'-0" | 1

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

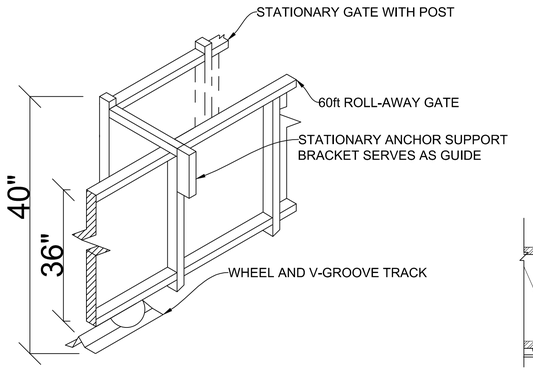
LEEDCO ENGINEERS
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 448-7870

TITLE: NEW AUTOMATED EXPRESS CAR WASH DEVELOPMENT PROJECT
FOR
OWNER: B&D CARWASH, INC.
JOB ADDRESS: 13001 LAMBERT RD., WHITTIER CA. 90602

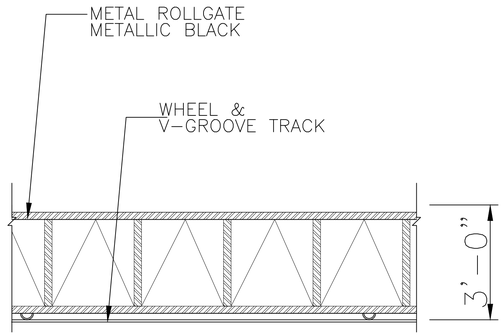
ARCHITECTURE DETAILS

APPROVED BY: C. D. LEE
JOB NO.: 7904
DRAWN BY: G.M.A.
DATE: 08-13-19

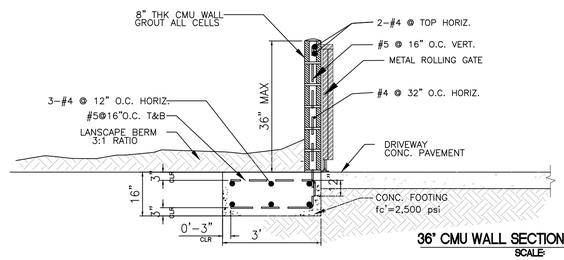
A-6.0



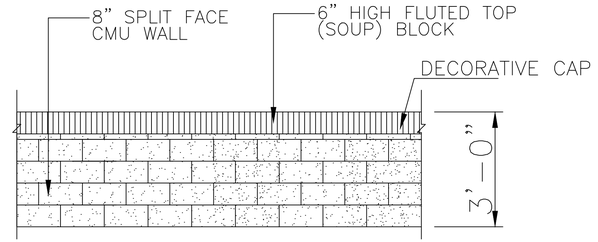

ISOMETRIC VIEW OF ROLLING GATE
SCALE: N.T.S.




36' ROLLING GATE ELEVATION
SCALE: N.T.S.



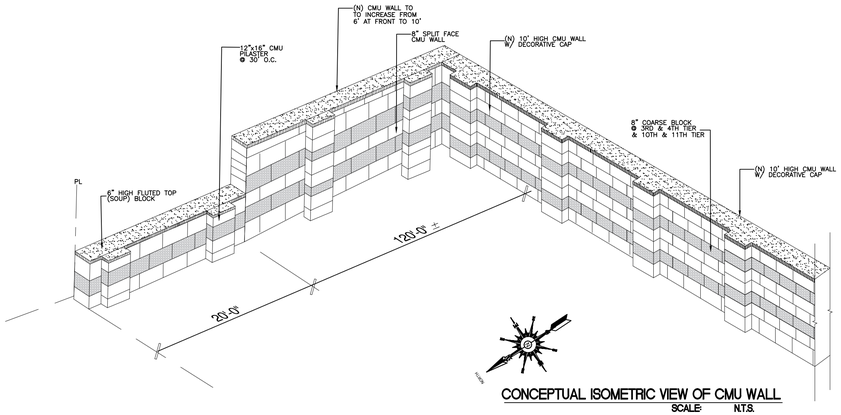

36' CMU WALL SECTION DET.
SCALE: N.T.S.



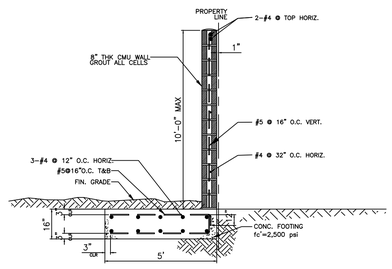

36' CMU WALL ELEVATION
SCALE: N.T.S.

# RETRACTABLE ROLLING GATE AND 3 FOOT C.M.U. PLANTER WALL

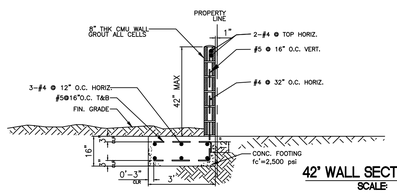
SCALE : 1
N.T.S.



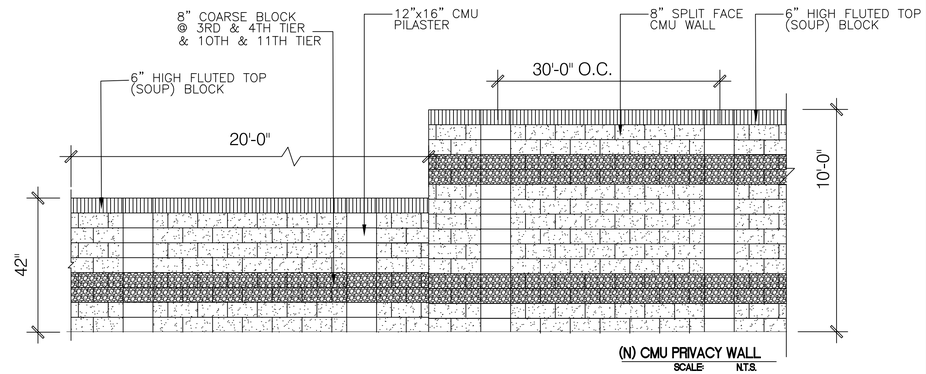

CONCEPTUAL ISOMETRIC VIEW OF CMU WALL
SCALE: N.T.S.




10' WALL SECTION DET.
SCALE: N.T.S.




42" WALL SECTION DET.
SCALE: N.T.S.




(N) CMU PRIVACY WALL
SCALE: N.T.S.

# 10 FOOT C.M.U. WALL

SCALE : 2
N.T.S.

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

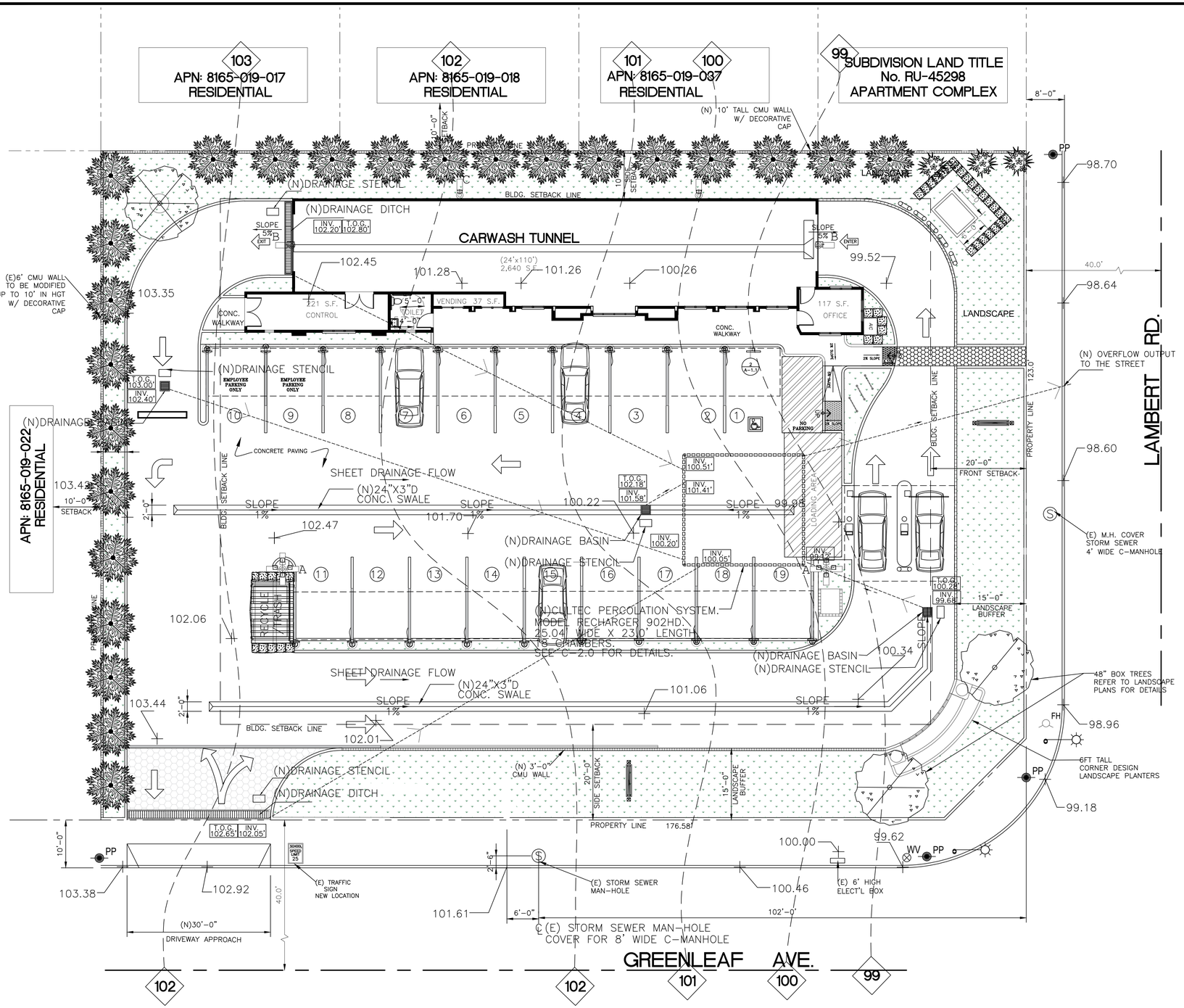
LEEDCO ENGINEERS
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 448-7870

TITLE: NEW AUTOMATED EXPRESS CAR WASH DEVELOPMENT PROJECT
FOR
OWNER: B&D CARWASH, INC.
JOB ADDRESS: 13001 LAMBERT RD., WHITTIER CA. 90602

ARCHITECTURE DETAILS

APPROVED BY: C. D. LEE
JOB NO.: 7904
DRAWN BY: G.M.A.
DATE: 08-13-19

A-7.0




## LEGENDS:

- CONTOUR OF EXISTING GRADES IN FEET
- ELEVATION OF EXISTING GRADES IN FEET RELATED RELATED TO CONSTRUCTION B.M.
- 1% SLOPE DIRECTION
- MAIN SEWER SYSTEM
- CATCH BASIN,
- STORM DRAIN STENCIL,
- 6"ø SDR SCH. 40 PIPE FOR STORM DRAIN
- PROPOSED DRAINAGE DITCH AND GRATING

* NOTES:
1. SEPARATE PERMIT FROM B.O.E. IS REQUIRED FOR SIDEWALK AND DRIVEWAY.
2. LANDSCAPE AREA TO BE COVERED WITH "UC VERDE BUFFALO GRASS (BOUTELOUA GRACILIS)"
3. ALL GRATING TRAFFIC GRADE
4. ALL TRASH BINS SHALL BE COVERED

# GRADING AND DRAINAGE PLAN

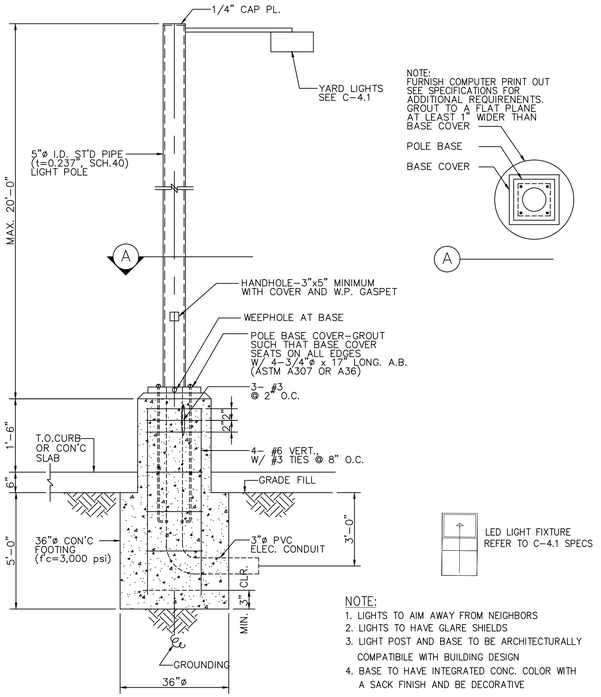
SCALE: 1/8"=1'-0" | 1

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

LEEDCO ENGINEERS
STRUCTURES· FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 448-7870

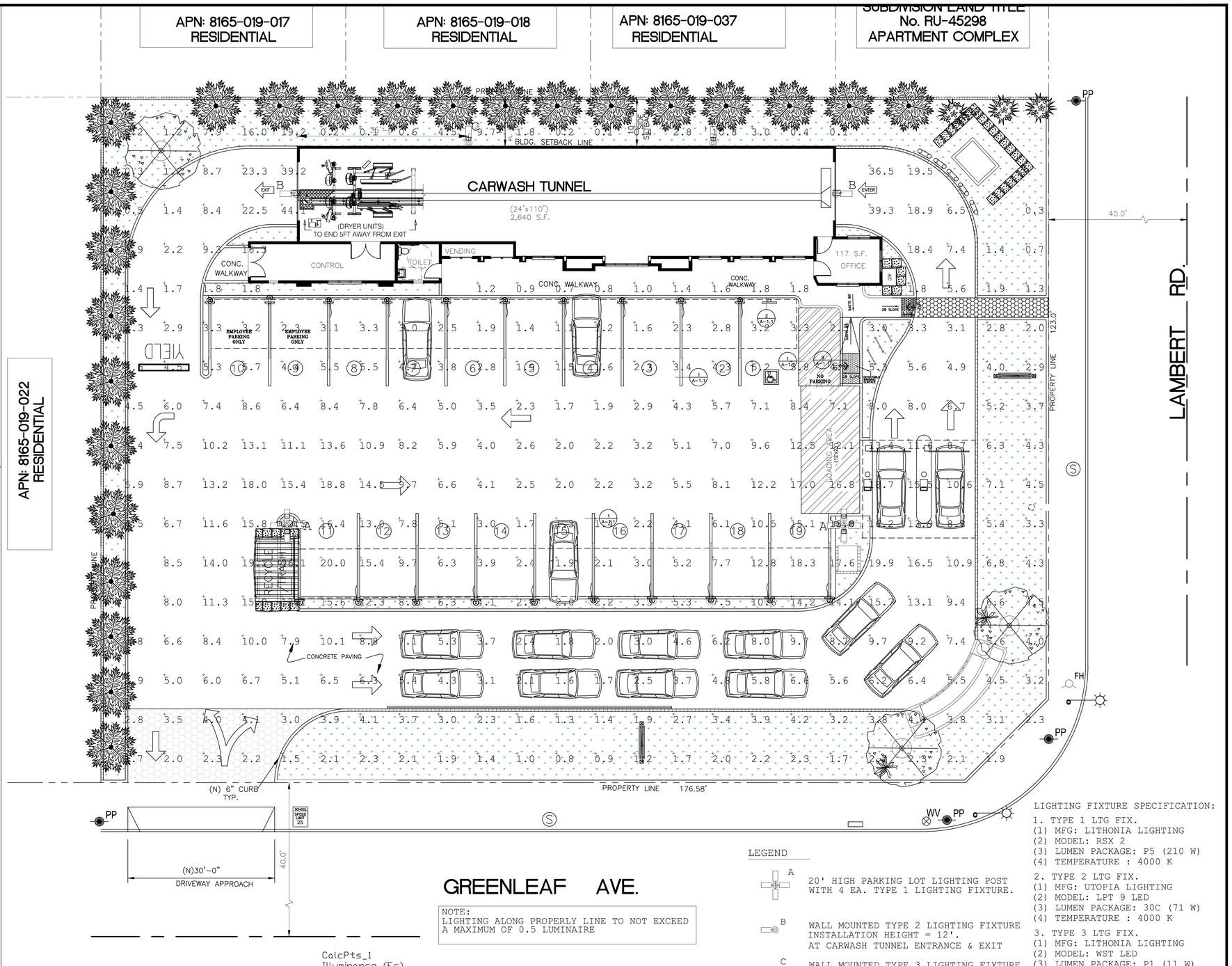
| | |
|---|---|
| TITLE | NEW AUTOMATIC EXPRESS CAR WASH DEVELOPMENT PROJECT FOR |
| OWNER | B & D CARWASH, INC. |
| JOB ADDRESS | 13001 LAMBERT RD. WHITTIER, CA 90602 |

| | | |
|---|---|---|
| APPROVED BY: C. D. LEE | JOB NO.: 7904 | C-1.0 |
| DRAWN BY: H.W. | DATE: 08-13-19 | |




# LIGHT POST

SCALE: 1/4"=1'-0" 2




NOTE:
LIGHTING ALONG PROPERLY LINE TO NOT EXCEED A MAXIMUM OF 0.5 LUMINAIRE

CalcPts_1
Illuminance (Fc)
Average=6.29 Maximum=44.1 Minimum=0.1 Avg/Min=62.90 Max/Min=441.00

LEGEND

A — 20' HIGH PARKING LOT LIGHTING POST WITH 4 EA. TYPE 1 LIGHTING FIXTURE.

B — WALL MOUNTED TYPE 2 LIGHTING FIXTURE INSTALLATION HEIGHT = 12'. AT CARWASH TUNNEL ENTRANCE & EXIT

C — WALL MOUNTED TYPE 3 LIGHTING FIXTURE INSTALLATION HEIGHT = 8'.

LIGHTING FIXTURE SPECIFICATION:

1. TYPE 1 LTG FIX.
(1) MFG: LITHONIA LIGHTING
(2) MODEL: RSX 2
(3) LUMEN PACKAGE: P5 (210 W)
(4) TEMPERATURE : 4000 K

2. TYPE 2 LTG FIX.
(1) MFG: UTOPIA LIGHTING
(2) MODEL: LPT 9 LED
(3) LUMEN PACKAGE: 30C (71 W)
(4) TEMPERATURE : 4000 K

3. TYPE 3 LTG FIX.
(1) MFG: LITHONIA LIGHTING
(2) MODEL: WST LED
(3) LUMEN PACKAGE: P1 (11 W)
(4) TEMPERATURE : 4000 K

# PHOTOMETRICS

SCALE: 1'=10' 1

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

LEEDCO ENGINEERS
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 448-7870

| | |
|---|---|
| TITLE | NEW AUTOMATED EXPRESS CAR WASH DEVELOPMENT PROJECT FOR |
| OWNER | B&D CARWASH, INC. |
| JOB ADDRESS | 13001 LAMBERT ROAD, WHITTIER, CA. 90602 |

| | |
|---|---|
| APPROVED BY: | C. D. LEE |
| DRAWN BY: | H.W. |
| JOB NO.: | 7904 |
| DATE: | 08-13-19 |

C-2.0



# WST LED
## Architectural Wall Sconce

TYPE 3 LIGHTING

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

### Specifications

**Luminaire**

**Height:** 8-1/2" (21.59 cm)

**Width:** 17" (43.18 cm)

**Depth:** 10-3/16" (25.9 cm)

**Weight:** 20 lbs (9.1 kg)

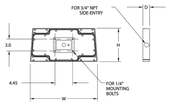



**Optional Back Box (PBBW)**

**Height:** 8.49" (21.56 cm)

**Width:** 17.01" (43.21 cm)

**Depth:** 1.70" (4.32 cm)

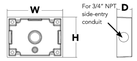



**Optional Back Box (BBW)**

**Height:** 4" (10.2 cm)

**Width:** 5-1/2" (14.0 cm)

**Depth:** 1-1/2" (3.8 cm)




### Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background1

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

| Ambient | Ambient | Lumen Multiplier |
|---|---|---|
| 0°C | 32°F | 1.03 |
| 10°C | 50°F | 1.02 |
| 20°C | 68°F | 1.01 |
| **25°C** | **77°F** | **1.00** |
| 30°C | 86°F | 0.99 |
| 40°C | 104°F | 0.98 |

### Projected LED Lumen Maintenance

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

| Operating Hours | 0 | 25,000 | 50,000 | 100,000 |
|---|---|---|---|---|
| Lumen Maintenance Factor | 1.0 | >0.95 | >0.92 | >0.87 |

### Electrical Load

| Performance Package | System Watts | Current (A) 120 | 208 | 240 | 277 | 347 | 480 |
|---|---|---|---|---|---|---|---|
| P1 | 11 | 0.1 | 0.06 | 0.05 | 0.04 | — | — |
| | 14 | — | — | — | — | 0.04 | 0.03 |
| P1 DS | 14 | 0.12 | 0.07 | 0.06 | 0.06 | — | — |
| P2 | 25 | 0.21 | 0.13 | 0.11 | 0.1 | — | — |
| | 30 | — | — | — | — | 0.09 | 0.06 |
| P2 DS | 25 | 0.21 | 0.13 | 0.11 | 0.1 | — | — |
| P3 | 50 | 0.42 | 0.24 | 0.21 | 0.19 | — | — |
| | 56 | — | — | — | — | 0.16 | 0.12 |
| P3 DS | 52 | 0.43 | 0.26 | 0.23 | 0.21 | — | — |

### Motion Sensor Default Settings

| Option | Dimmed State | High Level (when triggered) | Photocell Operation | Ramp-up Time | Dwell Time | Ramp-down Time |
|---|---|---|---|---|---|---|
| *PIR or PIRH | 3V (37%) Output | 10V (100%) Output | Enabled @ 5FC | 3 sec | 5 min | 5 min |
| PIR1FC3V or PIRH1FC3V | 3V (37%) Output | 10V (100%) Output | Enabled @ 1FC | 3 sec | 5 min | 5 min |

*for use with centrifuge Dusk to Dawn

### PER Table

| Control | PER (3 wire) | PER5 (5 wire) | | PER7 (7 wire) | |
|---|---|---|---|---|---|
| | | Wire 4/Wire5 | | Wire 4/Wire5 | Wire 6/Wire7 |
| Photocontrol Only (On/Off) | ✓ | ▲ | Wired to dimming leads on driver | ▲ | Wired to dimming leads on driver | Wires Capped inside fixture |
| ROAM | ⊘ | ✓ | Wired to dimming leads on driver | ▲ | Wired to dimming leads on driver | Wires Capped inside fixture |
| ROAM with Motion | ⊘ | ▲ | Wired to dimming leads on driver | ▲ | Wired to dimming leads on driver | Wires Capped inside fixture |
| Futureproof* | ⊘ | ▲ | Wired to dimming leads on driver | ✓ | Wired to dimming leads on driver | Wires Capped inside fixture |
| Futureproof* with Motion | ⊘ | ▲ | Wired to dimming leads on driver | ✓ | Wired to dimming leads on driver | Wires Capped inside fixture |

✓ Recommended

⊘ Will not work

▲ Alternate

*Futureproof means: Ability to change controls in the future.

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

| Performance Package | System Watts (DRIVER) | Distribution Type | 27K (2700K, 70 CRI) | | | | 30K (3000K, 70 CRI) | | | | 40K (4000K, 70 CRI) | | | | 50K (5000K, 70 CRI) | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Lumens | B | U | G | Lumens | B | U | G | Lumens | B | U | G | Lumens | B | U | G |
| P1 | 12W | VF | 1,494 | 0 | 0 | 0 | 1,529 | 0 | 0 | 0 | 1,639 | 0 | 0 | 0 | 1,639 | 0 | 0 | 0 |
| | | VW | 1,513 | 0 | 0 | 0 | 1,548 | 0 | 0 | 0 | 1,659 | 0 | 0 | 0 | 1,660 | 0 | 0 | 0 |
| P2 | 25W | VF | 3,163 | 1 | 0 | 1 | 3,237 | 1 | 0 | 1 | 3,469 | 1 | 0 | 1 | 3,468 | 1 | 0 | 1 |
| | | VW | 3,201 | 1 | 0 | 0 | 3,276 | 1 | 0 | 0 | 3,512 | 1 | 0 | 0 | 3,512 | 1 | 0 | 0 |
| P3 | 50W | VF | 6,025 | 1 | 0 | 1 | 6,165 | 1 | 0 | 1 | 6,609 | 1 | 0 | 1 | 6,607 | 1 | 0 | 1 |
| | | VW | 6,098 | 1 | 0 | 1 | 6,240 | 1 | 0 | 1 | 6,689 | 1 | 0 | 1 | 6,691 | 1 | 0 | 1 |



© 2011-2018 Acuity Brands Lighting, Inc. All rights reserved.



**LED** POST TOP LIGHT

# LPT-9
## TYPE 2 LIGHTING

Revised: 5.16.2019



**APPLICATION**

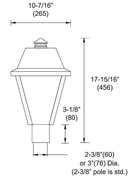
Precisely designed anti-glare lens provides ideal lights curve and perfect uniformity. Professional designed specific lights angle for excellent uniformity of light output. It is designed to work in building perimeter areas and public spaces completing a wide variety of architectural styles.

**FEATURES:**
- Stretched aluminium sleeving, suitable for 2-3/8" (60mm) diameter pole (std.) or 3" (76mm) diameter pole.
- Aluminum heat sink radiation, stainless steel housing.Flexible option with or without glass/ frosted pc diffuser.
- Secondary light distribution technology significantly improve 10% more light efficiency.
- Without any hazardous material in fixture.
- 9.48lbs (4.3kg)
- EPA: 0.8004 sqft
- 20-85% RH, non-condensing.

**LED:**
- Color Temperature: 4000/5000 (K)
- CRI: >70
- 120° distribution.
- LED Module: High efficiency up to 116 lm/W.
- Service life: Greater than 50,000 hours ($L_{70}$) minimizing maintenance frequency. (TM-21 at 25°C)
- Proprietary binning for uniform color.

**ELECTRICAL:**
- Ambient Operating Temperature: -4°F (-20°C) ~ 113°F (45°C).
- Power Factor: >0.95
- Input Voltage: 120V-277V, 50/60Hz

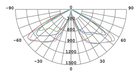
**LISTING:**
- cETLus listed.
- LM79, LM80 available.
- 5 years warranty.
- Suitable for wet location.
- Independent IP65.




* All dimensions are in inches (millimeters).

**CONFIGURATIONS**

| | Input Watts | Lumen Output | Lumen Efficiency |
|---|---|---|---|
| LPT-9 | 25W | 2900 lm | 116 lm/W |
| | 35W | 4060 lm | |






**ORDERING INFORMATION** *EXAMPLE: LPT-9-25LED/40-UNV-BK*

| MODEL | LED | COLOR TEMP. | VOLTAGE | | FINISH | | DIFFUSER |
|---|---|---|---|---|---|---|---|
| LPT-9 | 25LED 25W<br>35LED 35W | /40 4000K<br>/50 5000K | UNV | 120-277V (Std.) | BZ Bronze (RAL#8019) (Std.)<br>CC Custom Color | (Blank) No Cover<br>F Frosted Cover |

* Available custom color (RAL). Please provide us with the RAL number.

| MOUNTING | | CONTROL | | OPTIONS | |
|---|---|---|---|---|---|
| (Blank) | 2-3/8" Pole | (Blank) | None | BG | Bird Guard, Stainless Steel Spikes |
| P3 | 3" Pole [1] | DM | 1-10V | EM | EM Battery Backup |
| | | PC3 | With Photocell - Button Type 120/277V | RC7 | NEMA 7-wire receptacle only (no controls) |
| | | MD | Motion/Daylight Sensor (Hit Low/ Off) | | |

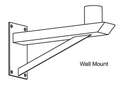


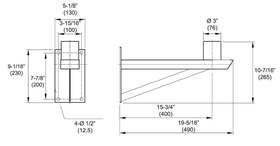

NOTES:
1. Longer lead time, please contact us for more information.



UTOPIA LIGHTING reserves the right to change specifications, drawings, dimensions without prior notice.


| Default Sensor Setting | |
|---|---|
| Detection Sensitivity | 100% |
| Hold Time | 90s |
| Day Light Sensor | Disable or 50lux |
| Stand by Time | 10min |
| Stand by Dimming Level | 10% |




* All dimensions are in inches (millimeters).

**LPT-9-25LED**

Illuminance at a Distance

| Center Beam fc | Beam Width |
|---|---|
| 0.21 fc | 1.2 ft 2.2 ft |
| 0.06 fc | 2.4 ft 4.3 ft |
| 0.02 fc | 3.6 ft 6.5 ft |
| 0.01 fc | 4.9 ft 8.7 ft |
| 0.01 fc | 6.0 ft 10.7 ft |
| 0.01 fc | 7.3 ft 12.9 ft |

1.2ft, 2.4ft, 3.6ft, 4.9ft, 6.0ft, 7.3ft

Vert. Spread: 45.0°
Horiz. Spread: 65.8°

**LPT-9-35LED**

Illuminance at a Distance

| Center Beam fc | Beam Width |
|---|---|
| 0.30 fc | 1.2 ft 2.2 ft |
| 0.08 fc | 2.4 ft 4.3 ft |
| 0.03 fc | 3.6 ft 6.5 ft |
| 0.02 fc | 4.9 ft 8.7 ft |
| 0.01 fc | 6.0 ft 10.7 ft |
| 0.01 fc | 7.3 ft 12.9 ft |

1.2ft, 2.4ft, 3.6ft, 4.9ft, 6.0ft, 7.3ft

Vert. Spread: 40.0°
Horiz. Spread: 65.8°



UTOPIA LIGHTING reserves the right to change specifications, drawings, dimensions without prior notice.





# RSX2 LED
## Area Luminaire

TYPE 1 LIGHTING

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

### Specifications

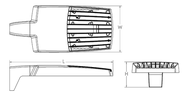
**EPA (ft²@0°):** 0.69 ft² (0.06 m²)

**Length:** 29.3" (74.4 cm) (SPA mount)

**Width:** 13.4" (34.0 cm)

**Height:** 3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm

**Weight (max):** 33.0 lbs (15.0 kg)



### Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor and an adjustable integral slip-fitter are also available.

## Ordering Information

**EXAMPLE:** RSX2 LED P6 40K R3 MVOLT SPA DDBXD

**RSX2 LED**

| Series | Performance Package | Color Temperature | Distribution | Voltage | Mounting |
|---|---|---|---|---|---|
| RSX2 LED | P1 | 30K 3000K | R3 Type 3 Wide | MVOLT (120V-277V) [1] | SPA Square pole mounting (Min. 3.0" SO for 1 at 90°, Min. 3.5" SO for 2, 3, 4 at 90°) |
| | P2 | 40K 4000K | R4 Type 4 Wide | HVOLT (347V-480V) [2] | RPA Round pole mounting (3.2" min pole dia. for 1,2,3 or 4 at 90°) |
| | P3 | 50K 5000K | R5 Type 5 Wide | **(use specific voltage for options as noted)** | MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) |
| | P4 | | R5S Type 5 Short | 120 [3] 277 [3] | IS Adjustable slipfitter (fits 2-3/8" OD tenon) [4] |
| | P5 | | AFR Automotive Front Row | 208 [3] 347 [3] | WBA Wall bracket |
| | P6 | | | 240 [3] 480 [3] | |

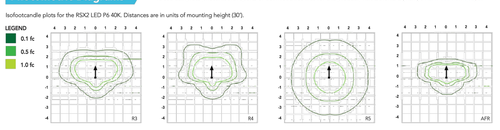
| Options | | Finish | |
|---|---|---|---|
| **Shipped Installed** | | DDBXD | Dark Bronze |
| RS | House-side shield | DBLXD | Black |
| PE | Photocontrol, button style [5,7] | DNAXD | Natural Aluminum |
| PEX | Photocontrol external threaded, adjustable [6,7] | DWHXD | White |
| PER7 | Seven-wire twist-lock receptacle only (no controls) [7,8,9] | DDBTXD | Textured Dark Bronze |
| DS* | Dual switching | DBLBXD | Textured Black |
| CE34 | Conduit entry (1/4" NPT (Qty 2) | DNATXD | Textured Natural Aluminum |
| SF | Single fuse (120, 277, 347) [3] | DWHGXD | Textured White |
| DF | Double fuse (208, 240, 480) [3] | | |
| SPD20KV | 20KV Surge pack (10KV standard) | | |
| FAO | Field adjustable output | | |
| DMG | 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) | | |
| **Shipped Separately (requires some field assembly)** | | | |
| EGS | External glare shield | | |
| EGFV | External glare full visor (360° around light aperture) | | |
| BS | Bird spikes [10] | | |
| **Shipped Installed** | | | |
| ***Standalone Sensors/Controls (factory default settings, see table page 5)** | | | |
| PIRS | Motion/ambient sensor for 8-20' mounting heights [7,15,16] | | |
| PIRHS | Motion/ambient sensor for 20-40' mounting heights [7,15,16] | | |
| ***Networked Sensors/Controls** | | | |
| NLTAIR2 | nLight AIR generation 2 [7,15,16] | | |
| PIRHN | Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) [7,12,15,16] | | |

*Note: Sensor coverage pattern is affected when luminaire is tilted.

## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX2 LED P6 40K. Distances are in units of mounting height (30').




## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

| Ambient | Ambient | Lumen Multiplier |
|---|---|---|
| 0°C | 32°F | 1.05 |
| 5°C | 41°F | 1.04 |
| 10°C | 50°F | 1.03 |
| 15°C | 59°F | 1.02 |
| 20°C | 68°F | 1.01 |
| 25°C | 77°F | 1.00 |
| 30°C | 86°F | 0.99 |
| 35°C | 95°F | 0.98 |
| 40°C | 104°F | 0.97 |
| 45°C | 113°F | 0.96 |
| 50°C | 122°F | 0.95 |

### Electrical Load

| Performance Package | System Watts (W) | Current (A) 120V | 208V | 240V | 277V | 347V | 480V |
|---|---|---|---|---|---|---|---|
| P1 | 71W | 0.59 | 0.34 | 0.30 | 0.26 | 0.20 | 0.15 |
| P2 | 111W | 0.93 | 0.53 | 0.46 | 0.40 | 0.32 | 0.23 |
| P3 | 147W | 1.23 | 0.70 | 0.61 | 0.53 | 0.42 | 0.31 |
| P4 | 187W | 1.55 | 0.90 | 0.78 | 0.68 | 0.53 | 0.38 |
| P5 | 210W | 1.75 | 1.01 | 0.87 | 0.76 | 0.60 | 0.44 |
| P6 | 244W | 2.03 | 1.17 | 1.01 | 0.88 | 0.70 | 0.51 |

### Projected LED Lumen Maintenance

| Operating Hours | 50,000 | 75,000 | 100,000 |
|---|---|---|---|
| Lumen Maintenance Factor | >0.97 | >0.95 | >0.92 |

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

| Performance Package | System Watts | Distribution Type | 30K (3000K, 70 CRI) | | | | 40K (4000K, 70 CRI) | | | | 50K (5000K, 70 CRI) | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Lumens | B | U | G | Lumens | B | U | G | Lumens | B | U | G |
| P1 | 71W | R3 | 10,005 | 2 | 0 | 2 | 10,992 | 2 | 0 | 2 | 10,992 | 2 | 0 | 2 |
| | | R4 | 10,136 | 2 | 0 | 2 | 11,136 | 2 | 0 | 2 | 11,136 | 2 | 0 | 2 |
| | | R5 | 10,271 | 4 | 0 | 2 | 11,285 | 4 | 0 | 2 | 11,285 | 4 | 0 | 2 |
| | | R5S | 10,544 | 3 | 0 | 1 | 11,585 | 3 | 0 | 2 | 11,585 | 3 | 0 | 2 |
| | | AFR | 10,026 | 2 | 0 | 1 | 11,016 | 2 | 0 | 1 | 11,016 | 2 | 0 | 1 |
| P2 | 111W | R3 | 15,657 | 2 | 0 | 3 | 17,202 | 3 | 0 | 3 | 17,202 | 3 | 0 | 3 |
| | | R4 | 15,862 | 2 | 0 | 3 | 17,427 | 2 | 0 | 3 | 17,427 | 2 | 0 | 3 |
| | | R5 | 16,075 | 4 | 0 | 2 | 17,661 | 5 | 0 | 3 | 17,661 | 5 | 0 | 3 |
| | | R5S | 16,502 | 4 | 0 | 2 | 18,130 | 4 | 0 | 2 | 18,130 | 4 | 0 | 2 |
| | | AFR | 15,691 | 2 | 0 | 2 | 17,240 | 2 | 0 | 2 | 17,240 | 2 | 0 | 2 |
| P3 | 147W | R3 | 19,785 | 3 | 0 | 3 | 21,737 | 3 | 0 | 4 | 21,737 | 3 | 0 | 4 |
| | | R4 | 20,044 | 3 | 0 | 3 | 22,022 | 3 | 0 | 4 | 22,022 | 3 | 0 | 4 |
| | | R5 | 20,313 | 5 | 0 | 3 | 22,317 | 5 | 0 | 3 | 22,317 | 5 | 0 | 3 |
| | | R5S | 20,852 | 4 | 0 | 2 | 22,910 | 4 | 0 | 2 | 22,910 | 4 | 0 | 2 |
| | | AFR | 19,828 | 3 | 0 | 2 | 21,785 | 3 | 0 | 2 | 21,785 | 3 | 0 | 2 |
| P4 | 187W | R3 | 22,756 | 3 | 0 | 4 | 25,002 | 3 | 0 | 4 | 25,002 | 3 | 0 | 4 |
| | | R4 | 23,054 | 3 | 0 | 4 | 25,329 | 3 | 0 | 4 | 25,329 | 3 | 0 | 4 |
| | | R5 | 23,363 | 5 | 0 | 3 | 25,669 | 5 | 0 | 4 | 25,669 | 5 | 0 | 4 |
| | | R5S | 23,983 | 4 | 0 | 2 | 26,350 | 4 | 0 | 2 | 26,350 | 4 | 0 | 2 |
| | | AFR | 22,806 | 3 | 0 | 2 | 25,056 | 3 | 0 | 2 | 25,056 | 3 | 0 | 2 |
| P5 | 210W | R3 | 26,049 | 3 | 0 | 4 | 28,620 | 3 | 0 | 4 | 28,620 | 3 | 0 | 4 |
| | | R4 | 26,390 | 3 | 0 | 4 | 28,994 | 3 | 0 | 4 | 28,994 | 3 | 0 | 4 |
| | | R5 | 26,744 | 5 | 0 | 4 | 29,383 | 5 | 0 | 4 | 29,383 | 5 | 0 | 4 |
| | | R5S | 27,454 | 4 | 0 | 2 | 30,163 | 4 | 0 | 2 | 30,163 | 4 | 0 | 2 |
| | | AFR | 26,106 | 3 | 0 | 2 | 28,682 | 3 | 0 | 2 | 28,682 | 3 | 0 | 2 |
| P6 | 244W | R3 | 27,549 | 3 | 0 | 4 | 30,267 | 3 | 0 | 4 | 30,267 | 3 | 0 | 4 |
| | | R4 | 27,909 | 3 | 0 | 4 | 30,663 | 3 | 0 | 4 | 30,663 | 3 | 0 | 4 |
| | | R5 | 28,284 | 5 | 0 | 4 | 31,075 | 5 | 0 | 4 | 31,075 | 5 | 0 | 4 |
| | | R5S | 29,035 | 4 | 0 | 2 | 31,900 | 5 | 0 | 3 | 31,900 | 5 | 0 | 3 |
| | | AFR | 27,609 | 3 | 0 | 2 | 30,334 | 3 | 0 | 2 | 30,334 | 3 | 0 | 2 |



© 2011-2018 Acuity Brands Lighting, Inc. All rights reserved.




THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

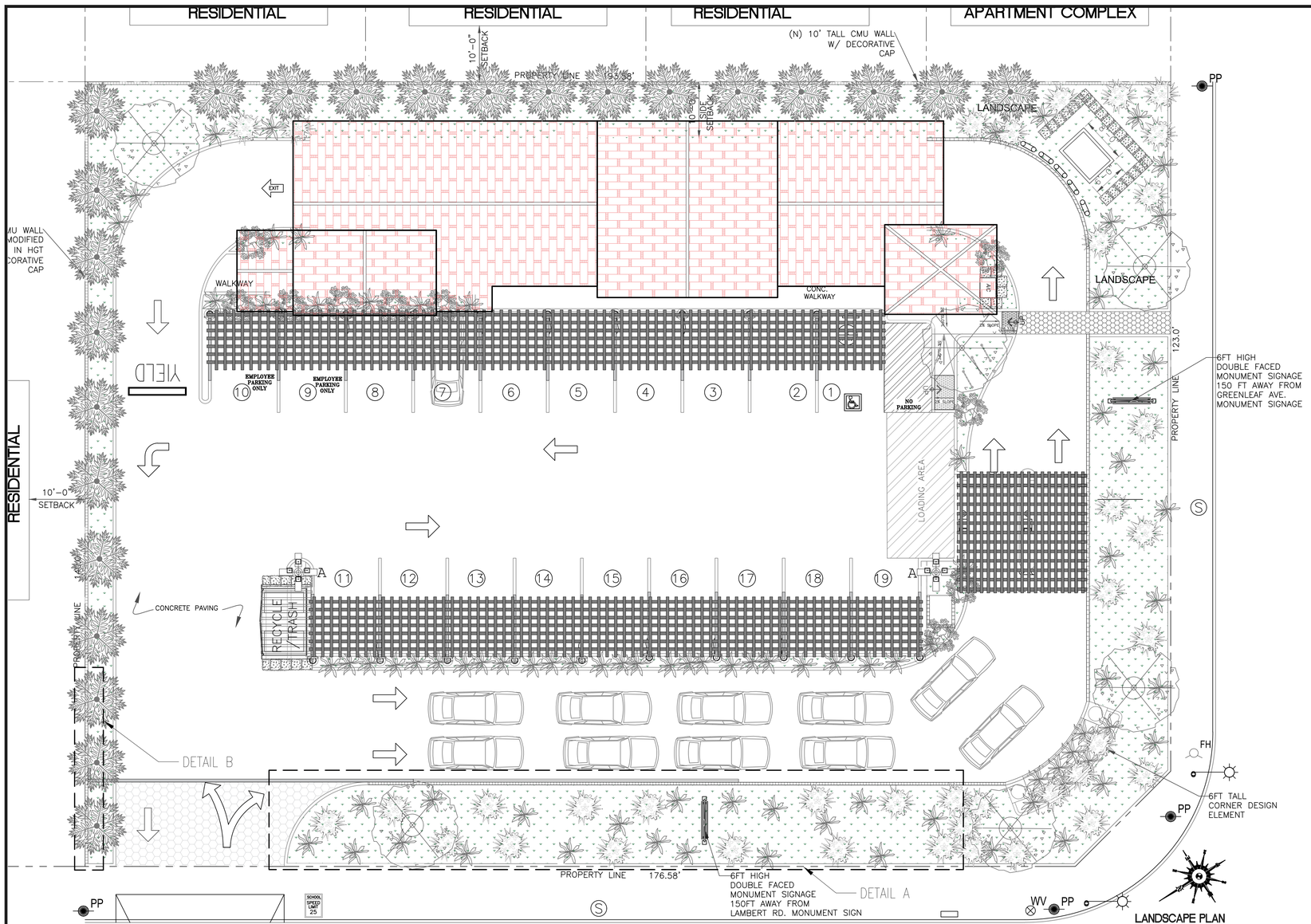
LEEDCO ENGINEERS
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 448-7870


TITLE: NEW AUTOMATED EXPRESS CAR WASH DEVELOPMENT PROJECT FOR
OWNER: B&D CARWASH, INC.
JOB ADDRESS: 13001 LAMBERT RD., WHITTIER CA. 90602

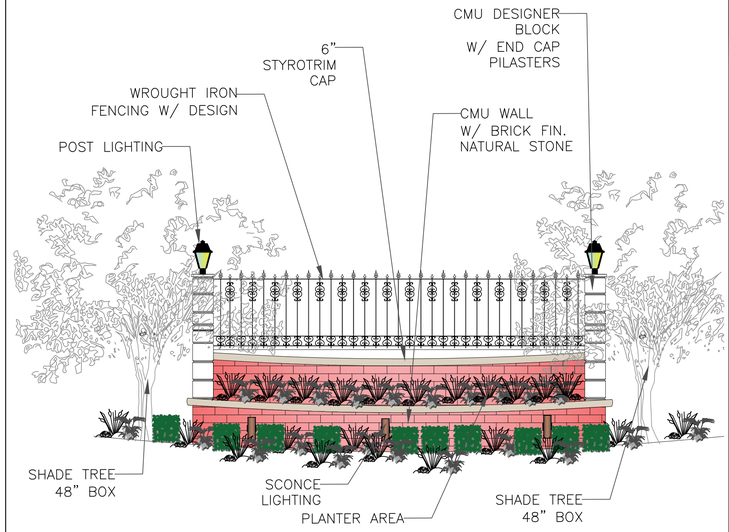
LED SPEC SHEETS

APPROVED BY: C. D. LEE
DRAWN BY: H.W.
JOB NO.: 7904
DATE: 08-13-19

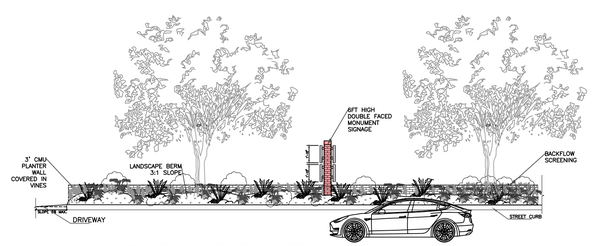
C-2.1



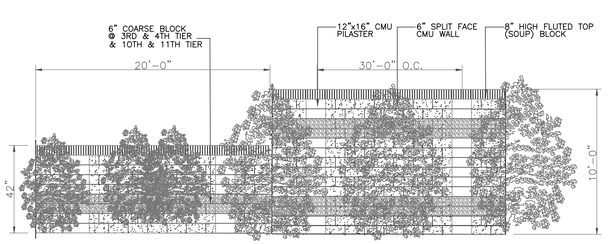

LANDSCAPE PLAN
SCALE: 1"=10'




CORNER DESIGN ELEMENT
SCALE: 1'=5'

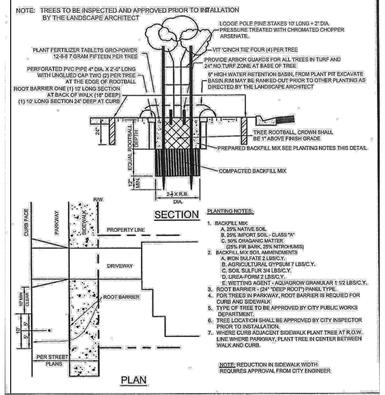



DETAIL A
SCALE: N.T.S.




DETAIL B
SCALE: N.T.S.

- LANDSCAPE AREA: 26%
  FORMULA: LANDSCAPE/LOT AREA
  PRIVIDED: 7,032/26,957 = .26
  REQUIRED: 10%
- PARKWAY LANDSCAPE: 10%
  FORMULA: PRKW LNDSCP/PARK AREA
  PROVIDED: 782/7,924 = .098
  REQUIRED: 10%




TREE PLANTING DETAIL

NOTES:

1. THERE ARE NO ENDANGERED TREES OR PLANTS AROUND OR WITHIN THE DEVELOPED LOT.
2. ALL NEW VEGETATION TO BE EVERGREEN AND DROUGHT TOLERANT AND APPROVED BY THE CITY OF WHITTIER, CA.
3. PROVIDE (1) SHADE TREE @ 30' O.C. & 5' FROM PROPERTY LINE MUST BE 36" BOX
4. (1) TREE PER 5 PARKING STALLS MUST BE PLANTED
5. TALL GRASS MUST BE PLANTED BETWEEN DRIVE AISLE & PARKING STALLS
6. 3FT CMU PLANTER WALL TO BE LOCATED BEHIND STREET LANDSCAPE BUFFER PLANTER WALL WILL INCORPORATE WALL ESPALIERS OR VINES ALONG EXTERIOR FACING STREET FRONTAGE TO DETER GRAFFITI
7. EARTH BERMS TO BE MAX. 3:1 RATIO
8. ALL LINES UNDER THE HARSCAPE ARE TO BE PLACED IN SLEEVES REFER TO IRRIGATION PLAN
9. ALL PLANTS TO BE COVERED BY 3" FINE MULCH (UC VERDEBUFFALO GRASS)
10. INSTALL ROOT BARRIER AROUND TREES
11. BACKFILL ALL BOX TREES WITH EARTH WORKS CUSTOM TOP SOIL MIX OR EQUAL MIXTURE THAT IS TESTED AND APPROVED.
12. FOR SITE PLAN DETAILS REFER TO SHEET A-1.0 SITEPLAN
13. FOR ROOF MATERIAL DETAILS ON THE CARWASH BLD'G, VACUUM CANOPY, AND PAYSTATION, REFER TO SHEETS A-3.0 AND A-6.0
14. FOR SITE PLAN ILLUMINATION REFER TO SHEET C-2.0 PHOTOMETRICS, AND SHEET A-2.1 LIGHTING SPECS.

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QUANTITY | TYPE | SPACING | HYDRO ZONE | PLANT RATING |
|---|---|---|---|---|---|---|---|---|
| | CUPRESSUS X LEYLANDII | LEYLAND CYPRESS CMU PRIVACY | 15 GAL | 25 | TREE | 30 FEET O.C. | L | 0.30 |
| | OLEA EUROPAEA "SWAN HILL" | FRUITLESS OLIVE SHADE TREE | 48" BOX | 6 | TREE | 30 FEET O.C. | L | 0.30 |
| | MORELLA CALIFORNICA BAYBERRY FAMILY MYRICACEAE | PACIFIC WAX MIRTLE SHRUB SCREENING SHRUB | 5 GAL | 45 | SHRUB | 3 FEET O.C. | L | 0.30 |
| | SALVIA LEUCANTHA | PURPLE VELVET | 5 GAL | 12 | SHRUB | 3 FEET O.C. | L | 0.30 |
| | STIPA TENUISSIMA "NASSELLA" | TALL FEATHER GRASS | 1 GAL | 100 | TALL GRASS | 2.5 FEET O.C. | L | 0.30 |
| | OPHIOPOGON JAPONICUS "DWARF" | DWARF MONDO GRASS FLAT | FLATS (50-60 EA.) | 30 | GROUND COVER | 4"-6" O.C. | L | 0.50 |
| | IMPERATA CYLINDRICA "RED BARON" | RED BARON BLOOD GRASS | 5 GAL | 45 | SHRUB | 3 FEET O.C. | L | 0.30 |

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

LEEDCO ENGINEERS
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 448-7870

TITLE: NEW AUTOMATIC EXPRESS CAR WASH DEVELOPMENT PROJECT
FOR
OWNER: B & D CARWASH, INC.
JOB ADDRESS: 13001 LAMBERT RD. WHITTIER, CA 90602

APPROVED BY: C. D. LEE
JOB NO.: 7904
DRAWN BY: H.W.
DATE: 08-13-19
L-1.0


U. KIM


U. KIM


U. KIM


U. KIM

WEECO WESTERN ENVIRONMENTAL ENGINEERS CO.

12610 Westminster Ave., Unit C
Santa Ana, CA 92706

(714) 542-2644
Fax: (714) 542-2520

# RELIANCE LETTER

May 4, 2017

To: Pacific City Bank
3701 Wilshire Boulevard, Suite 310
Los Angeles, California 90010

&

U.S. Small Business Administration ("SBA")

Re: 13001 Lambert Road ("Property"):
Whittier, California 90602

Environmental Investigation Report Number(s): 2017-6278

Dear Lender(s) and SBA:

James Yoon ("Environmental Professional") meets the definition of an Environmental Professional as defined by 40 C.F.R. § 312.10(b) and has performed the following "Environmental Investigation(s)" (check all that apply):

____A Transaction Screen of the Property dated _____ conducted in accordance with ASTM International's most recent standard (currently ASTM E1528-14);

X A Phase I (or an Updated Phase I) Environmental Site Assessment of the Property dated on May 4, 2017 conducted in accordance with ASTM International's most recent standard (currently ASTM E1527-13). In addition, the Environmental Professional has addressed the performance of the "additional inquiries" set forth at 40 C.F.R. § 312.22;

____A Phase II Environmental Site Assessment of the Property dated on _____ conducted in accordance with generally-accepted industry standards of practice and consisting of a scope of work that would be considered reasonable and sufficient to identify the presence, nature and extent of a Release as it impacts the Property.

**Reliance by SBA and Lender**. Environmental Professional (and Environmental Professional's firm, where applicable) understand(s) that the Property may serve as collateral for an SBA guaranteed loan, a condition for which is an Environmental Investigation of the Property by an Environmental Professional. Environmental Professional (and Environmental Professional's

firm, where applicable) authorize(s) Lender and SBA to use and rely upon the Environmental Investigation. Further, Environmental Professional (and Environmental Professional's firm, where applicable) authorize(s) Lender and SBA to release a copy of the Environmental Investigation to the borrower for information purposes only. This letter is not an update or modification to the Environmental Investigation. Environmental Professional (and Environmental Professional's firm, where applicable) makes no representation or warranty, express or implied, that the condition of the Property on the date of this letter is the same or similar to the condition of the Property described in the Environmental Investigation.

**Insurance Coverage.** Environmental Professional (and/or Environmental Professional's firm, where applicable) certifies that he or she or the firm is covered by errors and omissions liability insurance with a minimum coverage of $1,000,000 per claim (or occurrence) and that evidence of this insurance is attached. As to the Lender and SBA, Environmental Professional (and Environmental Professional's firm, where applicable) specifically waive(s) any dollar amount limitations on liability up to $1,000,000.

**Waiver of Right to Indemnification**. Environmental Professional and Environmental Professional's firm waive any right to indemnification from the Lender and SBA.

**Impartiality**. Environmental Professional certifies that (1) to the best of his or her knowledge, Environmental Professional is independent of and not a representative, nor an employee or affiliate of seller, borrower, operating company, or any person in which seller has an ownership interest; and (2) the Environmental Professional has not been unduly influenced by any person with regard to the preparation of the Environmental Investigation or the contents thereof.

**Acknowledgment**. The undersigned acknowledge(s) and agree(s) that intentionally falsifying or concealing any material fact with regard to the subject matter of this letter or the Environmental Investigations may, in addition to other penalties, result in prosecution under applicable laws including 18 U.S.C. § 1001.

_____
Environmental Professional
Printed Name: James Yoon

**(Note: The Environmental Professional must always sign this letter above. If the Environmental Professional is employed or retained by an Environmental Firm, then an authorized representative of the firm must also sign below).**

_____
Signature of representative of firm who is authorized to sign this letter
Printed Name & Title: James Yoon / Project Manager
Name of Environmental Firm: Western Environmental Engineers Co. (WEECO)

Enclosure: Evidence of Insurance

WESTENV-01 NOAH

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 02/27/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Chun-Ha Insurance Services, Inc.
9122 Garden Grove Blvd.
Garden Grove, CA 92844

CONTACT NAME:
PHONE (A/C, No, Ext): (800) 943-4555 FAX (A/C, No): (714) 537-0090
E-MAIL ADDRESS: commercial@chunha.com

| INSURER(S) AFFORDING COVERAGE | NAIC # |
|---|---|
| INSURER A : Tokio Marine Specialty Insurance Company | 23850 |
| INSURER B : Ohio Security Insurance Co. | 24082 |
| INSURER C : Allied Insurance | 42579 |
| INSURER D : | |
| INSURER E : | |
| INSURER F : | |

INSURED
Gospa International Corp. Western Environmental Eng. Co.
1815 East Wilshire Ave #905
Santa Ana, CA 92705

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| A | X COMMERCIAL GENERAL LIABILITY | | | | | | EACH OCCURRENCE | $ 3,000,000 |
| | CLAIMS-MADE X OCCUR | | | PPK1616802 | 03/01/2017 | 03/01/2018 | DAMAGE TO RENTED PREMISES (Ea occurrence) | $ 100,000 |
| | X Contractors Liab | | | | | | MED EXP (Any one person) | $ 10,000 |
| | X Professional Liab | | | | | | PERSONAL & ADV INJURY | $ 3,000,000 |
| | GEN'L AGGREGATE LIMIT APPLIES PER: | | | | | | GENERAL AGGREGATE | $ 3,000,000 |
| | POLICY PRO-JECT LOC | | | | | | PRODUCTS - COMP/OP AGG | $ 3,000,000 |
| | OTHER: | | | | | | Ded. | $ 5,000 |
| B | AUTOMOBILE LIABILITY | | | | | | COMBINED SINGLE LIMIT (Ea accident) | $ 1,000,000 |
| | ANY AUTO | | | | | | BODILY INJURY (Per person) | $ |
| | OWNED AUTOS ONLY X SCHEDULED AUTOS | | | BAS55877008 | 03/01/2017 | 03/01/2018 | BODILY INJURY (Per accident) | $ |
| | X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY | | | | | | PROPERTY DAMAGE (Per accident) | $ |
| | | | | | | | | $ |
| | UMBRELLA LIAB OCCUR | | | | | | EACH OCCURRENCE | $ |
| | EXCESS LIAB CLAIMS-MADE | | | | | | AGGREGATE | $ |
| | DED RETENTION $ | | | | | | | $ |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N | | | | | | PER STATUTE OTH-ER | |
| | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N / A | | | | | | E L EACH ACCIDENT | $ |
| | If yes, describe under DESCRIPTION OF OPERATIONS below | | | | | | E.L. DISEASE - EA EMPLOYEE | $ |
| | | | | | | | E.L. DISEASE - POLICY LIMIT | $ |
| C | Property | | | ACP7845941207 | 03/01/2017 | 03/01/2018 | BPP | 249,600 |
| C | Property | | | ACP7845941207 | 03/01/2017 | 03/01/2018 | Ded. | 1,000 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Proof of Insurance

Business Personal Property (BPP) based on Replacement Cost Valuation, 90% Coinsurance, Special - Cause of Loss
Business Income: $100,000; Special - Cause of Loss, 90% Coinsurance, 72 HR Deductible

CERTIFICATE HOLDER
Proof of Insurance

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE


© 1988-2015 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

WEECO WESTERN ENVIRONMENTAL ENGINEERS CO.

12610 Westminster Ave., Unit C
Santa Ana, CA 92706

(714) 542-2644
Fax: (714) 542-2520

WEECO Project #2017-6278

# Phase I Environmental Site Assessment

**Project Site**
**13001 Lambert Road**
**Whittier, California 90602**

**Prepared for**
**Pacific City Bank / SBA Department**
**3701 Wilshire Boulevard, Suite 310**
**Los Angeles, California 90010**

**May 4, 2017**

Prepared by _____
Jeffrey Pak
Project Engineer

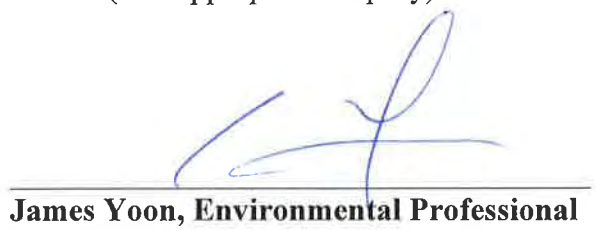
Reviewed by _____
James Yoon, REPA
Environmental Professional

**PHASE-1 ENVIRONMENTAL SITE ASSESSMENT**
**For Property at:**

**13001 LAMBERT ROAD**
**WHITTIER, CALIFORNIA 90602**

MAY 4, 2017

**Environmental Professional Certification:** I declare that, to best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312.10 (All Appropriate Inquiry).



**James Yoon, Environmental Professional**
**Principal**

**Standard Certification:** I have the specific qualifications based on educations, training and experience to assess a *property* of nature, history and setting of the Subject Property. I have developed and performed the all appropriate inquiries (AAI) in conformance with the standards and practices set forth in 40 CFR part 312.



**James Yoon, Environmental Professional**
**Principal**

# TABLE OF CONTENTS

**I. EXECUTIVE SUMMARY** ---------- 1

**II. INTRODUCTION**
2.1 Objective ---------- 9
2.2 Project Description ---------- 10
2.3 Statement of Work ---------- 10

**III. SITE RECONNAISSANCE**
3.1 Site Location ---------- 11
3.2 Site and Vicinity Characteristics ---------- 11
3.3 Current Use of Property ---------- 11
3.4 Hazardous Materials Use/Storage ---------- 12
3.5 Underground/Aboveground Storage Tank ---------- 12
3.6 Staining ---------- 12
3.7 Electrical Transformers ---------- 12
3.8 Asbestos, Lead-Based Paint, Radon & Wetland ---------- 13
3.9 Adjacent Properties ---------- 13
3.10 Environmental Questionnaire ---------- 13
3.11 Interviews ---------- 16
3.12 USGS Topographic review ---------- 16
3.13 Hydrogeological Conditions ---------- 17

**IV. LOCAL GOVERNMENT & HISTORICAL RECORD SEARCH**
4.1 Historical Tenant Report Review ---------- 18
4.2 Government Agency / Fire Department ---------- 20
4.3 Sanborn Fire Insurance Map Review ---------- 21
4.4 Historical Map Review ---------- 21

**V. FEDERAL/STATE/REGIONAL RECORD SEARCH**
5.1 Federal Sources ---------- 23
5.2 California State Sources ---------- 24
5.3 Regional Sources ---------- 25
5.4 Operating Permits ---------- 25
5.5 Vapor Encroachment Screening ---------- 26
5.6 Government Records ---------- 28

**VI. CONCLUSIONS & RECOMMENDATIONS** ---------- 38

**VII. DISCLAIMER** ---------- 42

# APPENDICES

| | |
|---|---|
| **FIGURE (1)** | Site Location Map |
| **FIGURE (2)** | Site Plot Plan |
| **FIGURE (3)** | Environmental Concerns within a 1.0-mile radius (map) |
| **FIGURE (4)** | Topographic Map / Aerial Photograph |
| **TABLE (1)** | List of State and Federal Government Records Searched |
| **TABLE (2)** | Environmental Concerns within a 1.0-mile radius |
| **ATTACHMENT (A)** | Environmental Questionnaire |
| **ATTACHMENT (B)** | BBL's Historical Tenant Report |
| **ATTACHMENT (C)** | Los Angeles Department of Public Works |
| **ATTACHMENT (D)** | SCAQMD Records |
| **ATTACHMENT (E)** | GeoTracker Data |
| **ATTACHMENT (F)** | Previous Phase I & II Reports (EMG) |
| **ATTACHMENT (G)** | Federal/State/Regional Government Records Search |
| **ATTACHMENT (H)** | Sanborn Fire Insurance Map Review |
| **ATTACHMENT (I)** | Photographs of the Subject Site |

# EXECUTIVE SUMMARY

Western Environmental Engineers Co. (WEECO) was retained by **Pacific City Bank** to perform a Phase I Environmental Assessment for the property located at **13001 Lambert Road, Whittier, California** in order to determine if the potential for contamination exists at the subject site. On April 26, 2017, WEECO conducted a site investigation of the subject site. The following summarizes the findings, conclusions, and recommendations of this assessment.

In conducting a Phase I Environmental Assessment, WEECO completed the following steps: a review of government records and databases for evidence of possible environmental contamination on-site and any neighboring sites to determine listed locations of hazardous material spills and/or hazardous material risks, site reconnaissance through a visual inspection of the subject site, interviews with current owners and occupants of the property and/or their representative(s), as well as with appropriate government staff members and an evaluation of the evidence developed and incorporated during the site assessment presented in a written report to our client, **Pacific City Bank.**

Asbestos, lead-based paint, radon and wetland visual site investigation was not performed in this study. Archaeological studies were not included in the scope of services for this project.

This report summarizes the results of these investigations and the government records research.

**ENVIRONMENTAL FINDINGS:**

**ON-SITE:**

- The subject property at 13001 Lambert Road, in the City of Whittier, is legally described by the assessor's parcel number: 8165-019-021. According to the Los Angeles County, Office of the Assessor, the subject property is an approximately 26,957 square-foot lot, and had been developed with two (2) buildings approximately 1,776 square-feet and 1,120 square-feet in size. The subject buildings were constructed in 1955 and 1960, respectively. From the visual inspection, the subject site is composed of one (1) single-story commercial building being used as a retail stores. Asphalt paved parking areas were observed on the west side of the subject site. The subject site is currently occupied by a 5-unit commercial retail plaza. See Section 3 and Attachment (I).

- BBL's Historical Tenant Report was reviewed which identifies the tenants (be it the owner or lessee) of the subject site over the last 50 years. Sources for the research includes various city directories, street address directories and criss-cross directories published from 1920 and forward. Based on the Historical Tenant Report, in 1954, the subject site had no listings. From 1957 to 1962, the subject site was listed as having "Baker/Sons Richfield". In 1967, the subject site was listed as having "Urich Service Station". In 1972, the subject site was listed as having "Mike's Foreign Car Service; Whittier Citroen Sales; and Urich Service Station". In 1977, the subject site was listed as having "Harvey's Foreign Car Service; and Whittier Citroen Sales". In 1982, the subject site was listed as having "Harvey's Foreign Car Service". From 1986 to 1990, the subject site was listed as having "Harvey's Foreign Car Service; and Ms. Flowers". From 1994 to 2006, the subject site was listed as having "Harvey's Foreign Car Service; Ms. Flowers; and Soto Upholstery". In 2008, the subject site was listed as having "Harvey's Foreign Car Service; May Flower; and Soto Upholstery". In 2010, the subject site was listed as having "Brother's Automotive; Harvey's Foreign Car Service; Lambert Hair & Nails; May Flower; and Soto Upholstery". From 2012 to 2014, the subject site was listed as having "Brother's Automotive; Harvey's Foreign Car Service; Lambert Hair & Nails; May Flower; Season Seats; and Soto Upholstery". From 2016 to 2017, the subject site was listed as having "Easy Printing & Graphics; Lambert Hair & Nails; May Flower; Season Seats; and Soto Upholstery". See Section 4 and Attachment (B).

- From the visual inspection, WEECO investigator observed hazardous materials being used and stored at the subject site. Three (3) 55-gallon industrial drums with secondary containment that were labeled as containing used new and used motor oil and transmission fluid were observed inside the auto repair unit. Various automotive repair equipments and tools typically found in auto repair garage were observed throughout the auto repair shop. Two (2) small trash-bins were observed at the northwest corner of the subject building and one (1) large trash bin was observed along the north property line, and did not appear to contain any hazardous materials or waste. See Section 3 and Attachment (I).

- From the visual inspection, WEECO investigator observed no aboveground storage tanks

(ASTs) at the subject site. Evidence of concrete scaring was observed in the asphalt parking area west of the subject building, indicating the past existence of underground storage tanks (UST) at the subject property. See Section 3 and Attachment (I).

- WEECO investigator contacted the Los Angeles County Department of Public Works to review any records pertaining to aboveground/underground storage tanks at the subject site. No records were found for the subject site. See Section 4 and Attachment (C).

- WEECO investigator researched data from the South Coast AQMD Database to review any records regarding Hazardous Waste/Materials and violations for the subject property. Records were found for the subject site. The subject site was previously occupied by a different auto repair shop in the past. Records show an inactive operating permit for a paint/solvent spray booth that was issued on August 23, 1982. There are no notices of violations or notices to comply issued for the subject site. See Attachment (D).

- WEECO investigator contacted the Department of Toxic Substances Control, EnviroStor website to review any records pertaining to hazardous materials used or stored at the subject site and to review any records pertaining to aboveground/underground storage tanks at the subject site. No records were found for the subject site.

- The subject site was not listed as a LUST (Leaking Underground Storage Tank) site on the Geotracker – California State Water Resources Control Board's sponsored website. The adjacent property to the south of the subject site across Lambert Road located at 13010 Lambert Road is listed as a LUST site. The current status of the adjacent LUST site is Complete – Case Closed as of December 3, 2013 and a closure letter was issued by the Los Angeles Regional Water Quality Control Board. See Attachment (E).

- WEECO reviewed a previous Phase I and Phase II Environmental Site Assessment Reports prepared by EMG for the subject site. EMG completed the Phase I report on August 28, 2006. During their investigation, EMG discovered that at least three (3) underground storage tanks (USTs) previously existed at the subject site and were removed sometime in the early 1970's, prior to the purchase of the current owner (1986). A prior subsurface investigation of the former UST area showed that low levels of petroleum contamination (862 parts per million) were found to exist beneath the former UST area at seven feet bgs. Very low concentrations of petroleum contamination were found in two of three borings conducted in the native soils adjacent to the former tank cavity. Based on fact that concentrations of contaminants identified were found to be within acceptable limits, it is the opinion of EMG that no further action or investigation is warranted regarding the former USTs. A discovery of a hydraulic lift present at the subject site since 1955 had prompted EMG to recommend that the belowground lift equipment be removed. Additionally, because the lift was in operation for a period exceeding the useful life expectancy of 15 years, EMG recommends that subsurface investigation be conducted to determine if the hydraulic lift had leaked.

  On October 11, 2006, EMG prepared a Phase II Environmental Site Assessment of the

subject property. The subsurface investigation was performed in an attempt to determine the presence of contamination potentially resulting from a sub-grade hydraulic lift, located at Harvey's Auto Service. EMG monitored the advancement of soil borings FB-1 and FB-2 adjacent to the sub-grade hydraulic lift. These borings were advanced to a depth of 12 feet below grade. Shallow groundwater was not encountered in the interior soil borings. Soil Samples were collected at regular intervals from all soil borings. No unusual odors or stains were noted in any of the soil samples collected from the soil borings. Photoionization detector (PID) screening of the soil samples did not detect evidence of volatile organic compound (VOC) contamination at any of the locations investigated. Selected samples recovered from the soil borings, were delivered to an accredited laboratory for analyses. Soil samples were analyzed for total recoverable petroleum hydrocarbons (TRPH) via EPA Method 418.1 and for polychlorinated biphenyls (PCBs) via Method 8082. The laboratory results show non-detect levels (ND) of TRPH and PCBs in the samples analyzed. Based on these results, EMG recommends no further actions regarding the previously onsite hydraulic lift. See Attachment (F).

- Based on WEECO's review of the historical and current usage of the Subject Property as well as our review of the Federal, State, and Regional databases discussed in Section 5.5 for onsite and adjacent properties of potential concern for vapor encroachment, no pVEC (potential Vapor Encroachment Condition) was identified in connection with the Property, and it is WEECO's professional opinion that a VEC is not suspected of having encroached into the Subject Property.

- Due to the former or/and current businesses, the subject site is listed as having one (1) operating permit in the list of 50 government databases reviewed in this report.

**- HWIS - Hazardous Waste Information System**

The Department of Toxic Substance Control, California Environmental Protection Agency, maintains a data base keeping track of the movement and disposal of hazardous waste. The data is used to support the Tanner legislation, AB 2948.

Site: HARVEY'S FOREIGN CAR SERVICE
Address: 13001 LAMBERT RD
City: WHITTIER
Map Loc: 1 - the subject site
Status: EPA ID#: CAL000045327

| | | *88-91* | *92-95* | *96/97* | *98/99* | *00/01* | *02/03* | *04/05* | *06/07* | *08/09* | *10/11* | *12/13* | *14/15* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Aq sol with org residues<10% | ton | | | | .38 | .06 | .12 | .12 | .16 | | | | |
| Unspecified aqeous solution | ton | | | | .23 | | | | | | | | |

**OFF-SITE:**

- **Nineteen (19)** environmental concerns are listed in the government databases, which are located within a ½ mile radius from the subject site. The neighborhood sites up to 1.00-mile

distance have been investigated by government agencies to determine if any hazardous chemical spills occurred in the past. Please refer to Table (2) and Attachment (G) for further details.

- **NPL - National Priority List**

  EPA has prioritized sites with significant risk to human health and the environment. These sites receive remedial funding under the Comprehensive Environmental Response Conservation and Liability Act (CERCLA).

  Site: OMEGA CHEMICAL SITE PRP ORGANI
  Address: 12504 E WHITTIER BLVD, 12504 - 12512 - 12512
  City: WHITTIER
  Map Loc: 61 - about .5 mile N of the subject
  Status: C
  EPA ID#: CAD042245001

- **SEMS - Comprehensive Environmental Response, Compensation, and Liability Act**

  Superfund Enterprise Management System (SEMS) replaced CERCLIS in 2014. This database is used by the EPA to track activities conducted under the Comprehensive Environmental Response and Liability Act CERCLA (1980) and the amendment the Superfund Amendments and Reauthorization Act SARA (1986).

  Sites to be included are identified primarily by the reporting requirements of hazardous substances Treatment, Storage and Disposal (TSD) facilities and releases larger than specific Reportable Quantities (RQ), established by EPA.

  Using the National Oil and hazardous Substance Pollution Contingency Plan (National Contingency Plan) the EPA set priorities for cleanup.

  The EPA rates National Contingency Plan sites according to a quantitative Hazard Ranking System (HRS) based on the potential health risk via any one or more pathways: groundwater, surface water, air, direct contact, and fire/explosion.

  The EPA and state agencies seek to identify potentially responsible parties (PRP) and ultimately Responsible Parties (RP) who can be required to finance cleanup activities, either directly or through reimbursement of federal Superfund expenditures.

  No listings within ½ mile radius of the subject site.

- **NFRAP - No Further Remedial Action Planned sites (CERCLIS)**

  As of February 1995, CERCLIS sites designated 'No Further Remedial Action Planned' NFRAP have been removed from CERCLIS. NFRAP sites may be sites where,

following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

EPA has removed these NFRAP sites from CERCLIS to lift unintended barriers to the redevelopment of these properties. This policy change is part of EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens promote economic redevelopment of unproductive urban sites.

Site: VACANT LOT, WHITTIER
Address: WASHINGTON BLVD & PUTNAM ST
City: WHITTIER
Map Loc: 59 - about .5 mile N of the subject
Status:

EPA ID#: CAD983608548
Discovery of this Hazardous Waste site was brought to EPA's attention on 09/27/91. The Preliminary Assessment, consisting of collecting and documenting existing information about the source and nature of the site hazard was completed on 04/16/93.
NFRAP as of 4/16/1993 0:00:00.

Site: RIPPY FRED R INC
Address: 12471 WASHINGTON BLVD
City: WHITTIER
Map Loc: 62 - about .5 mile NW of the subject
Status:

EPA ID#: CAD008277394
Discovery of this Hazardous Waste site was brought to EPA's attention on 07/01/80. The Preliminary Assessment, consisting of collecting and documenting existing information about the source and nature of the site hazard was completed on 05/01/85.
NFRAP as of 5/1/1985 0:00:00.

Site: LARWIL CONSULTANTS/PLATING OPE
Address: SANTA FE SPRINGS
City: SANTA FE SPRINGS
Status:

EPA ID#: CAD982400459
Discovery of this Hazardous Waste site was brought to EPA's attention on 08/01/88. The Preliminary Assessment, consisting of collecting and documenting existing information about the source and nature of the site hazard was completed on 03/28/90.
NFRAP as of 3/28/1990 0:00:00.

- **LUST - Leaking Underground Storage Tanks – California State**

The Leaking Underground Storage Tank (LUST) database is maintained by the Water Resources Control Board and their regional branches, and tracks sites contaminated by releases from underground storage tanks pursuant to Section 25295 of the Health and Safety Code.

**Thirteen (13) Leaking Underground Storage Tank (LUST) Site** were identified

within a ½ mile of the subject property. However, because of the distance from the subject site, the nearby leaking site could not have adversely impacted subsurface soil and/or groundwater at the subject site. If indeed, soil and/or groundwater at the subject site have been adversely impacted, the ultimate responsible party of remediation costs will be the LUST site. See Figure (3) and Attachment (G).

1) Site: ARCO #0211
Address: 13010 LAMBERT RD
City: WHITTIER
Map Loc: 4 - about .0 mile SW of the subject
Status: CLSD - Case Closed

2) Site: TOSCO/UNOCAL #30685
Address: 8803 S PAINTER AVE
City: WHITTIER
Map Loc: 15 - about .2 mile SE of the subject
Status: A&IR - Assessment and Interim Remedial Action

3) Site: TUNE TECH
Address: 12612 LAMBERT RD
City: WHITTIER
Map Loc: 25 - about .2 mile NW of the subject
Status: CLSD - Case Closed

4) Site: AMERICA TRANSMISSION
Address: 13422 LAMBERT RD
City: WHITTIER
Map Loc: 26 - about .2 mile SE of the subject
Status: CLSD - Case Closed

5) Site: 7-11 #18470
Address: 8438 SANTA FE SPRINGS RD
City: WHITTIER
Map Loc: 36 - about .3 mile NW of the subject
Status: CLSD - Case Closed

6) Site: G & M OIL #16
Address: 12559 LAMBERT RD
City: WHITTIER
Map Loc: 46 - about .3 mile NW of the subject
Status: - -

7) Site: WHITTIER LINCOLN MERCURY
Address: 13003 E WHITTIER BLVD
City: WHITTIER
Map Loc: 51 - about .3 mile NE of the subject
Status: CLSD - Case Closed

8) Site: WALGREENS INDUSTRIAL PROPERTY
Address: 12920 E WHITTIER BLVD, & GREENLEAF RD
City: WHITTIER
Map Loc: 52 - about .3 mile NE of the subject

Status: NRA -

9) Site: G & M OIL #23
Address: 12911 E WHITTIER BLVD
City: WHITTIER
Map Loc: 53 - about .3 mile NE of the subject
Status: A&IR - Assessment and Interim Remedial Action

10) Site: GTE CALIFORNIA, INC.
Address: 13119 E WHITTIER BLVD
City: WHITTIER
Map Loc: 54 - about .4 mile NE of the subject
Status: CLSD - Case Closed

11) Site: AMERICAN MEDICAL ENTERPRISES
Address: 12508 LAMBERT RD
City: WHITTIER
Map Loc: 55 - about .4 mile NW of the subject
Status: - -

12) Site: ARCO #1661
Address: 9151 PAINTER AVE
City: WHITTIER
Map Loc: 57 - about .4 mile S of the subject
Status: CLSD - Case Closed

13) Site: RAINBOW CAR WASH
Address: 12604 E WHITTIER BLVD
City: WHITTIER
Map Loc: 58 - about .4 mile N of the subject
Status: CLSD - Case Closed

Site: RAINBOW CAR WASH
Address: 12604 E WHITTIER BLVD
City: WHITTIER
Map Loc: 58 - about .4 mile N of the subject
Status: NRA -

# INTRODUCTION

## 2.1 OBJECTIVE

**Purpose of a Phase I Environmental Assessment**

The purpose of a Phase I Environmental Assessment is to permit the user of this report to seek CERCLA landowner liability protection as innocent landowner, contiguous property owner, bona fide prospective purchaser by providing an appropriate inquiry into the previous ownership and uses of the subject property in order to identify any recognized environmental conditions and to establish the likelihood of environmental degradation to the property. Environmental assessments are made to satisfy due diligence requirements and are performed mainly to identify potential impact on the site's soil and groundwater. A Phase I Environmental Assessment addresses on-site impacts of chemical use, storage and management and any potential liabilities due to past and/or current practices associated with the use, storage, treatment and/or disposal of hazardous wastes on the subject site.

The American Society for Testing and Materials (ASTM) Standard Practice guidelines for environmental site assessments for commercial properties identifies the objective for a Phase I Environmental Assessment is to "define good commercial and customary practice in the United States of America for conducting an *environmental site assessment* of a parcel of *commercial real estate* with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and *petroleum products* (ASTM E1527-13)" and to prescribe *recognized environmental conditions* (RECs) in connection with the subject site, complying with the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI). The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions and generally do not present any threat to the public health or the environment and generally would not be the subject of an enforcement action or brought to the attention of appropriate governmental agencies.

Under the Federal Comprehensive Environmental response, Compensation and Liability Act (CERCLA or "Superfund"), owners of property where hazardous substances have been released (including deposited or deposited of) are strictly liable for the costs of response and cleanup. This liability, which can amount to millions of dollars, generally extends to landowners who receive title after the release has occurred, unless the landowner can demonstrate that prior to acquisition, s/he undertook "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice in an effort to minimize liability." Potential environmental liability may result under other federal and state laws, and under common law tort suits based on contamination. In addition, the Federal Deposit Insurance

Corporation since 1993 has required that all insured lending institutions have in place "appropriate safeguards and controls to limit exposure to potential environmental liability associated with real property held as collateral or as an investment…. Examiners will review the institution's compliance with its own environmental risk program as part of the examination of lending and investment activities." As a result, essentially all nonresidential real estate transactions now include an environmental site assessment.

## 2.2 PROJECT DESCRIPTION

On April 14, 2017, WEECO was retained by **Pacific City Bank** to conduct a Phase I Environmental Site Assessment for the subject property located at **13001 Lambert Road,** in the City of Whittier, County of Los Angeles within the State of California.

## 2.3 STATEMENT OF WORK

Western Environmental Engineers Co. completed the Phase I Environmental Assessment by investigating the current and past history use of the subject site.

The site background investigation was conducted by researching the U.S.G.S. topographic map and published geologic and hydrogeological data for the vicinity; reviewing BBL's Historical Tenant Report; reviewing any Sanborn Fire Insurance Maps; and reviewing state, federal and regional environmental databases for the subject site.

The current status of the subject property was evaluated by conducting a site reconnaissance; contacting the Los Angeles Department of Public Works; and reviewing online records at the California Regional Water Quality Control Board, Los Angeles Region; and researching data from the South Coast AQMD Database and the Department of Toxic Substance Control, ENVIROSTOR websites.

# SITE RECONNAISSANCE

A site reconnaissance of the subject property was conducted on April 26, 2017. Investigator(s) in attendance for the site reconnaissance included the following:

- Jeffrey Pak, Project Engineer / WEECO

The site reconnaissance consisted of a visual inspection of the subject property. The following sections discuss the findings of the site reconnaissance.

## 3.1 SITE LOCATION

The subject site at 13001 Lambert Road is a commercial property that located on the northeast corner of Greenleaf Avenue and Lambert Road, in the City of Whittier, County of Los Angeles, within the State of California as shown in Figures (1) and Figures (2).

## 3.2 SITE AND VICINITY CHARACTERISTICS

The subject property at 13001 Lambert Road, in the City of Whittier, is legally described by the assessor's parcel number: 8165-019-021.

According to the Los Angeles County, Office of the Assessor, the subject property is an approximately 26,957 square-foot lot, and had been developed with two (2) buildings approximately 1,776 square-feet and 1,120 square-feet in size. The subject buildings were constructed in 1955 and 1960, respectively.

From the visual inspection, the subject site is composed of one (1) single-story commercial building being used as a retail stores. Asphalt paved parking areas were observed on the west side of the subject site.

The subject building appeared to be constructed of stucco walls, composition roof, and concrete slab floors. The building materials appeared to be in good condition at the time of visual inspection. See Attachment (F).

## 3.3 CURRENT USE of the SUBJECT SITE

The subject site is currently occupied by a 5-unit commercial retail plaza.

**Tenant Information:**

| Unit #: | Tenant Description: |
|---|---|
| A | Soto Upholstery |
| B & C | Imas Auto Repair & Window Tinting |
| D | EZ Printing & Graphics |
| E | Lambert Hair & Nails |
| F | May Flowers |

### 3.4 HAZARDOUS MATERIAL STORAGE/USE

From the visual inspection, WEECO investigator observed hazardous materials being used and stored at the subject site. Three (3) 55-gallon industrial drums with secondary containment that were labeled as containing used new and used motor oil and transmission fluid were observed inside the auto repair unit. Various automotive repair equipments and tools typically found in auto repair garage were observed throughout the auto repair shop. Two (2) small trash-bins were observed at the northwest corner of the subject building and one (1) large trash bin was observed along the north property line, and did not appear to contain any hazardous materials or waste. See Attachment (I).

### 3.5 UNDERGROUND/ABOVEGROUND STORAGE TANKS

From the visual inspection, WEECO investigator observed no aboveground storage tanks (ASTs) at the subject site. Evidence of concrete scaring was observed in the asphalt parking area west of the subject building, indicating the past existence of underground storage tanks (UST) at the subject property. See Attachment (I).

### 3.6 STAINING

From the visual inspection, WEECO investigator found few stained areas at the subject site. However, those stains could not impose a significant threat upon the environmental integrity of the subject site.

### 3.7 ELECTRICAL TRANSFORMERS

Polychlorinated Biphenyls (PCBs) had been commonly used in dielectric fluids for electrical transformers or light ballasts before 1978. However, manufacturing of PCBs was discontinued in the United States because of its toxicity.

No electrical transformers were observed at the subject site.

## 3.8 ASBESTOS CONTAINING MATERIALS (ACM), LEAD-BASED PAINT, RADON & WETLAND

Commercial use of ACM and lead-based paint as a building material was banned by the federal government in 1978. WEECO did not contract to conduct asbestos, lead-based paint inspection at the subject site. Since the subject buildings were built before 1978, asbestos containing materials may still be present at the subject site. Prior to any renovation or demolition work which could disturb any potential asbestos containing materials or potential lead paint, they should be sampled by a California Certified Asbestos Consultant and lead paint consultant, who may also assist with proper removal of any materials found to contain asbestos or lead paint. Such materials must be removed by a properly licensed asbestos and/or lead paint abatement contractor and oversight and monitoring of the work must be performed by a California Certified Asbestos/Lead consultant.

## 3.9 ADJOINING PROPERTIES

During the Site Reconnaissance, WEECO's field assessor also visually inspected and documented the use of those properties, which adjoin the subject properties. The observations made by Mr. Jeffrey Pak of the adjoining properties are as follows:

NORTH

- The property to the north of the subject site is used for a residential purpose (Residential Area).

EAST

- The property to the east of the subject site is used for a residential purpose (Residential Area).

SOUTH

- The property to the south of the subject site across Lambert Road is used for a commercial purpose ("ARCO Service Station").

WEST

- The properties to the west of the subject site across Greenleaf Avenue are used for a commercial purpose ("Arce Mufflers"; and Office Building).

## 3.10 ENVIRONMENTAL QUESTIONNAIRE

An environmental questionnaire was answered by a WEECO investigator. The answers are as follows:

1a. Is the property used for an industrial use? **NO**

1b. Is any adjoining property used for an industrial use? **NO**

2a. Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past? **NO**
2b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for an industrial use in the past? **NO**

3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)? **YES (Auto Repair Shop)**
3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)? **YES (Gas Station)**

4a. Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)? **YES (Gas Station & Auto Repair Shop)**
4b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)? **YES (Gas Station)**

5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gallons (19L) in volume or 50 gallons (190L) in the aggregate, stored on or used at the property or at the facility? **NO**
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gallons (19L) in volume or 50 gallons (190L) in the aggregate, stored on or used at the property or at the facility? **NO**

6a. Are there currently any industrial drums (typically 55 gallons (208L) or sacks of chemicals located on the property or at the facility? **YES**
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gallons (208L) or sacks of chemicals located on the property or at the facility? **YES**

7a. Did you observe evidence or do you have prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site? **NO**

7b. Did you observe evidence or do you have prior knowledge that fill dirt has been brought onto the property that originated from an unknown origin? **YES**

8a. Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal? **NO**
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal? **NO**

9a. Is there currently any stained soil on the property? **NO**
9b. Did you observe any evidence or do you have any prior knowledge that there has been previously, any stained soil on the property? **NO**

10a. Are there currently any registered or unregistered storage tanks (aboveground or underground) located on the property? **NO**
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (aboveground or underground) located on the property? **YES**

11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property? **NO**
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property? **YES**

12a. Are there currently any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors? **NO**
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors? **NO**

13a. If the property is served by a private well or non-public water system, is there evidence or do you have any prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system? **NO**
13b. If the property is served by a private well or non-public water system is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency? **NO**

18a. Does the property discharge waste water, on or adjacent to the property, other than storm water, into a sanitary sewer system? **NO**
18b. Does the property discharge waste water, on or adjacent to the property, other than storm water, into a sanitary sewer system? **NO**

19. Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the property? **NO**

20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCB's? **NO**

Attachment (A) includes the questionnaire.

## 3.11 INTERVIEWS AND USER PROVIDED INFORMATION

Pursuant to ASTM E1527-13, the following interviews were performed during this investigation in order to obtain information indicating *recognized environmental conditions* (RECs) in connection with the subject property.

- **INTERVIEWS**

No interviews were conducted at the time of site inspection. However, based on the quality of information obtained from other sources, this limitation is not expected to alter the findings of this investigation.

- **INTERVIEW WITH OWNER OR OCCUPANTS OF NEIGHBORING PROPERTIES (ABANDONED PROPERTIES)**

The subject site is not an abandoned property. The owners/occupants of neighboring properties were not available for interview at the time of visual inspection.

## 3.12 USGS TOPOGRAPHIC MAP REVIEW

USGS topographic map indicates that the subject property and the vicinity had established medium duty and light duty roads in their current configurations. The ground elevation level at the subject site is approximately 170 feet above the mean sea level.

The Source of these topographic maps is from the US Department of the Interior, Geological Survey.

The topography of the site area demonstrates a complex elevation contour. The topography of the local area can be useful in recognizing the direction in which surface runoff and groundwater will generally flow. However due to the creation of sewers, drains and other man made water canals, the flow of surface runoff is not necessarily the same as would be expected by the topography. The groundwater of the local area can also differ from the general topography due to a variation

of depth of the ground water, the geology of the subsurface soil in the area. See Figure (4).

## 3.13 HYDROGEOLOGIC CONDITIONS

The subject site is in the Los Angeles Forebay Area, located in the northern part of the Central Basin. In general, it is a free groundwater area; however, in the course of this investigation it became evident that the Bellflower aquiclude extends into the southerly portion of the forebay area. The aquiclude extends in this area contains a high percentage of sand, and vertical percolation of water is apparently more rapid here than in other portions of the basin covered by it. Where the Bellflower aquiclude is missing within the forebay area, the aquifers are in direct hydraulic continuity with the surface.

The Los Angeles Forebay Area is overlain by parts of the La Brea, Los Angeles and Montebello Plains. The known water-bearing sediments extend to a depth of 1600 feet (1440 feet below sea level) and include recent alluvium, the Lakewood formation and the San Pedro formation. Some fresh water also may be present in the Pliocene and Miocene rocks underlying these formations in this area.

Recent alluvium in the Los Angeles Forebay Area is found on the Los Angeles Plain and in the Los Angeles Narrows. It attains a maximum thickness of 160 feet, and includes the western arm of Gaspur aquifer and the parts of the Semiperched aquifer and Bellflower aquiclude lying west and south of the Los Angeles River.

The Semiperched aquifer is defined as the area where sand and gravel overlying the Bellflower aquiclude is more than 20 feet in thickness. This semiperched aquifer is also present in the Lakewood formation just south of the Repetto Hill. Although the aquifer can be defined in well logs, water levels in well indicate that it contains little or no water.

# LOCAL GOVERNMENT & HISTORICAL RECORD SEARCH

## 4.1 HISTORICAL TENANT REVIEW

BBL's Historical Tenant Report was reviewed which identifies the tenants (be it the owner or lessee) of the subject site over the last 50 years. Sources for the research includes various city directories, street address directories and criss-cross directories published from 1920 and forward. Based on the Historical Tenant Report, in 1954, the subject site had no listings. From 1957 to 1962, the subject site was listed as having "Baker/Sons Richfield". In 1967, the subject site was listed as having "Urich Service Station". In 1972, the subject site was listed as having "Mike's Foreign Car Service; Whittier Citroen Sales; and Urich Service Station". In 1977, the subject site was listed as having "Harvey's Foreign Car Service; and Whittier Citroen Sales". In 1982, the subject site was listed as having "Harvey's Foreign Car Service". From 1986 to 1990, the subject site was listed as having "Harvey's Foreign Car Service; and Ms. Flowers". From 1994 to 2006, the subject site was listed as having "Harvey's Foreign Car Service; Ms. Flowers; and Soto Upholstery". In 2008, the subject site was listed as having "Harvey's Foreign Car Service; May Flower; and Soto Upholstery". In 2010, the subject site was listed as having "Brother's Automotive; Harvey's Foreign Car Service; Lambert Hair & Nails; May Flower; and Soto Upholstery". From 2012 to 2014, the subject site was listed as having "Brother's Automotive; Harvey's Foreign Car Service; Lambert Hair & Nails; May Flower; Season Seats; and Soto Upholstery". From 2016 to 2017, the subject site was listed as having "Easy Printing & Graphics; Lambert Hair & Nails; May Flower; Season Seats; and Soto Upholstery". See Attachment (B).

**2017**

| | |
|---|---|
| **13001 LAMBERT RD** | **EASY PRINTING & GRAPHICS** |
| | **LAMBERT HAIR & NAILS** |
| | **MAY FLOWER** |
| | **SEASON SEATS** |
| | **SOTO UPHOLSTERY** |

**2016**

| | |
|---|---|
| **13001 LAMBERT RD** | **EASY PRINTING & GRAPHICS** |
| | **LAMBERT HAIR & NAILS** |
| | **MAY FLOWER** |
| | **SEASON SEATS** |
| | **SOTO UPHOLSTERY** |

**2014**

| | |
|---|---|
| **13001 LAMBERT RD** | **BROTHER'S AUTOMOTIVE** |
| | **HARVEY'S FOREIGN CAR SERVICE** |
| | **LAMBERT HAIR & NAILS** |
| | **MAY FLOWER** |
| | **SOTO UPHOLSTERY** |

**2012**

| | |
|---|---|
| **13001 LAMBERT RD** | **BROTHER'S AUTOMOTIVE** |

| | |
|---|---|
| | **HARVEY'S FOREIGN CAR SERVICE** |
| | **LAMBERT HAIR & NAILS** |
| | **MAY FLOWER** |
| | **SEASON SEATS** |
| | **SOTO UPHOLSTERY** |
| **2010** | |
| **13001 LAMBERT RD** | **BROTHER'S AUTOMOTIVE** |
| | **HARVEY'S FOREIGN CAR SERVICE** |
| | **LAMBERT HAIR & NAILS** |
| | **MAY FLOWER** |
| | **SOTO UPHOLSTERY** |
| **2008** | |
| **13001 LAMBERT RD** | **HARVEY'S FOREIGN CAR SERVICE** |
| | **MAY FLOWER** |
| | **SOTO UPHOLSTERY** |
| **2006** | |
| **13001 LAMBERT RD** | **HARVEY'S FOREIGN CAR SERVICE** |
| | **MS. FLOWERS** |
| | **SOTO UPHOLSTERY** |
| **2004** | |
| **13001 LAMBERT RD** | **HARVEY'S FOREIGN CAR SERVICE** |
| | **MS. FLOWERS** |
| | **SOTO UPHOLSTERY** |
| **2000** | |
| **13001 LAMBERT RD** | **HARVEY'S FOREIGN CAR SERVICE** |
| | **MS. FLOWERS** |
| | **SOTO UPHOLSTERY** |
| **1998** | |
| **13001 LAMBERT RD** | **HARVEY'S FOREIGN CAR SERVICE** |
| | **MS. FLOWERS** |
| | **SOTO UPHOLSTERY** |
| **1994** | |
| **13001 LAMBERT RD** | **HARVEY'S FOREIGN CAR SERVICE** |
| | **MS. FLOWERS** |
| | **SOTO UPHOLSTERY** |
| **1990** | |
| **13001 LAMBERT RD** | **HARVEY'S FOREIGN CAR SERVICE** |
| | **MS. FLOWERS** |
| **1986** | |
| **13001 LAMBERT RD** | **HARVEY'S FOREIGN CAR SERVICE** |
| | **MS. FLOWERS** |
| **1982** | |
| **13001 LAMBERT RD** | **HARVEY'S FOREIGN CAR SERVICE** |

**1977**
**13001 LAMBERT RD** **HARVEY'S FOREIGN CAR SERVICE**
**WHITTIER CITROEN SALES**

**1972**
**13001 LAMBERT RD** **MIKE'S FOREIGN CAR SERVICE**
**WHITTIER CITROEN SALES**
**URICH SERVICE STATION**

**1967**
**13001 LAMBERT RD** **URICH SERVICE STATION**

**1962**
**13001 LAMBERT RD** **BAKER/SONS RICHFIELD**

**1957**
**13001 LAMBERT RD** **BAKER/SONS RICHFIELD**

**1954**
**13001 LAMBERT RD** **No Listings**

- **Data Gap and Data Failure**

According to ASTM E1527-13, data gaps occur when the Environmental Professional is unable to obtain information required, despite good faith efforts to gather such information. Data failure is one type of data gap. According to ASTM E1527-13 "data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met". Pursuant to ASTM Standards, historical sources are required to document property use back to the property's first developed use or back to 1940, whichever is earlier. However, pursuant to ASTM E1527-13, Section 8.3.2.1, if the specific use of the property appears unchanged over a period longer than five years, then it is not required by this practice to research the use during that period.

## 4.2 GOVERNMENT AGENCY / FIRE DEPARTMENT

WEECO investigator contacted the Los Angeles County Department of Public Works to review any records pertaining to aboveground/underground storage tanks at the subject site. No records were found for the subject site. See Attachment (C).

WEECO investigator researched data from the South Coast AQMD Database to review any records regarding Hazardous Waste/Materials and violations for the subject property. Records were found for the subject site. The subject site was previously occupied by a different auto repair shop in the past. Records show an inactive operating permit for a paint/solvent spray booth that was issued on August 23, 1982. There are no notices of violations or notices to comply issued for the subject site. See Attachment (D).

WEECO investigator contacted the Department of Toxic Substances Control, EnviroStor website

to review any records pertaining to hazardous materials used or stored at the subject site and to review any records pertaining to aboveground/underground storage tanks at the subject site. No records were found for the subject site.

The subject site was not listed as a LUST (Leaking Underground Storage Tank) site on the Geotracker – California State Water Resources Control Board's sponsored website. The adjacent property to the south of the subject site across Lambert Road located at 13010 Lambert Road is listed as a LUST site. The current status of the adjacent LUST site is Complete – Case Closed as of December 3, 2013 and a closure letter was issued by the Los Angeles Regional Water Quality Control Board. See Attachment (E).

## 4.3 SANBORN FIRE INSURANCE MAP REVIEW

Fire insurance maps are large-scale maps that depict the commercial, industrial and residential sections of approximately twelve thousand cities and towns in the United States of America.

These specialized maps were first prepared for the exclusive use of fire insurance companies and underwriters to provide accurate, current and detailed information about the buildings they were insuring. Information relied upon in place of personal examinations of property.

Fire insurance maps show the size, shape and construction of dwellings, commercial buildings and factories, as well as indicate widths and names of Avenues, property boundaries and house and block numbers.

The primary benefit of reviewing fire insurance maps is to analyze historical land use of subject property and its immediate area. In this review, special emphasis is given to the existence and location of fuel storage tanks, flammable or other potentially hazardous substances, as well as the nature of businesses located on site.

No fire insurance maps are available for the area surrounding the subject site. See Attachment (H).

## 4.4 HISTORICAL MAP REVIEW

A historical map review was conducted to better understand the historical use of the subject site.

**Historical Map Review:**

| Map Date: | Description: |
|---|---|
| 2012 | Same as current site |
| 2010 | Same as 2012 aerial photo map |
| 2009 | Same as 2010 aerial photo map |
| 2005 | Same as 2009 aerial photo map |

| | |
|---|---|
| 2004 | Same as 2005 aerial photo map |
| 2003 | Same as 2004 aerial photo map |
| 1994 | Same as 2003 aerial photo map |
| 1972 | Same as 1994 aerial photo map |
| 1963 | Subject building is smaller size |
| 1954 | Vacant Lot |

# FEDERAL, STATE AND REGIONAL RECORDS SEARCH

- WEECO contracted BBL to research the following databases:

## 5.1 FEDERAL SOURCES

| | | |
|---|---|---|
| ♦ **NPL – National Priority List** | **1 site** | **within 1 mile radius** |
| ♦ SEMS - Comprehensive Environmental Response, Compensation, and Liability Act | no sites | within ½ mile radius |
| ♦ NFRAP | no sites | within ½ mile radius |
| ♦ Federal Facilities | no sites | within ½ mile radius |
| ♦ **Emergency Response Notification System** | **1 site** | **within ¼ mile radius** |
| ♦ Hazardous Material Incident Report System | no sites | subject |
| ♦ Targeted Brownfields Assessments | no sites | within ½ mile radius |
| ♦ Site Enforcement Tracking System | no sites | within ½ mile radius |
| ♦ Enforcement-Docket | no sites | within ¼ mile radius |
| ♦ C-Docket | no sites | within ¼ mile radius |
| ♦ **Integrated Compliance Information System** | **1 site** | **within ½ mile radius** |
| ♦ CORRACTS | no sites | within 1 mile radius |
| ♦ RCRA – TSD Facilities | no sites | within ½ mile radius |
| ♦ **Clandestine Drug Laboratories** | **1 site** | **within ½ mile radius** |
| ♦ Indian LUST/VCP/UST | no sites | within ½ mile radius |

## 5.2 CALIFORNIA STATE SOURCES

| | | |
|---|---|---|
| ♦ **Federal Lead** | **1 site** | **within 1 mile radius** |
| ♦ State Response Sites | no sites | within ½ mile radius |
| ♦ Voluntary Cleanup Program | no sites | within ½ mile radius |
| ♦ Properties Needing Further Evaluation | no sites | within ½ mile radius |
| ♦ Military Evaluation Sites | no sites | within ½ mile radius |
| ♦ Expedited Remedial Action | no sites | within ½ mile radius |
| ♦ Border Zone Properties | no sites | within ½ mile radius |
| ♦ School Property Evaluation Program | no sites | within ¼ mile radius |
| ♦ SMBRPD Land Use Restrictions | no sites | within ½ mile radius |
| ♦ HWMP Deed/Land Use Restrictions | no sites | within ½ mile radius |
| ♦ Corrective Action | no sites | within ½ mile radius |
| ♦ Historical Sites | no sites | within ½ mile radius |
| ♦ **CALSITES-No Further Action** | **1 site** | **within ¼ mile radius** |
| ♦ CORTESE | no sites | within ½ mile radius |
| ♦ **LUST – Leaking Underground Storage Tanks** | **13 sites** | **within ½ mile radius** |
| ♦ Solid Waste Information System | no sites | within 1 mile radius |
| ♦ Well Investigation Program | no sites | within 1 mile radius |
| ♦ Drinking Water Program | no sites | within ½ mile radius |

## 5.3 REGIONAL SOURCES

| | | |
|---|---|---|
| ♦ **Toxic Releases** | **2 sites** | **within ½ mile radius** |
| ♦ Land Disposal Site | no sites | within ½ mile radius |
| ♦ Toxic Pits | no sites | within 1 mile radius |
| ♦ Solid Waste Assessment Test – Regional | no sites | within 1 mile radius |

## 5.4 OPERATING PERMITS

| | | |
|---|---|---|
| ♦ **RCRA Generators** | **4 sites** | **within ¼ mile radius** |
| ♦ SARA Title III, section (TRIS) | no sites | within ¼ mile radius |
| ♦ Nuclear Regulatory Commission Licensees | no sites | within ¼ mile radius |
| ♦ PCB Waste Handlers Database | no sites | within ¼ mile radius |
| ♦ Permit Compliance System (PCS) | no sites | within ¼ mile radius |
| ♦ AIRS Facility System (AFS) | no sites | within ¼ mile radius |
| ♦ **Section Seven Tracking System** | **1 site** | **within ¼ mile radius** |
| ♦ FIFRA/TSCA tracking System | no sites | within ¼ mile radius |
| ♦ Federal Facilities Information System (FFIS) | no sites | within ¼ mile radius |
| ♦ Chemicals in Commerce Information System | no sites | within ¼ mile radius |
| ♦ FINDS EPA Facility Index System | no sites | within ¼ mile radius |
| ♦ **Hazardous Waste Information System** | **25 sites** | **within ¼ mile radius** |
| ♦ **Underground Storage Tanks** | **2 sites** | **within ¼ mile radius** |

## 5.5 VAPOR ENCROACHMENT SCREENING

ASTM E 2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (VES) was used as guidance for conducting a VES for the Subject Property. The purpose of the screening is to determine whether a Vapor Encroachment Condition (VEC) exists from chemicals of concern (COC*)* that may migrate as vapors onto a property as a result of contaminated soil and groundwater on or near the Subject Property. This standard replaces E 2600-08 published in March of 2008.

The newly revised standard focuses solely on screening for the likelihood of migrating vapors volatilized from a contaminated source the encroach upon the subsurface of a property involved in a real estate transaction and create a vapor encroachment condition (VEC). Two tiers for screening are included in the practice. The first tier is based upon the existence of known or suspect contaminated sites in the area. The second tier is more comprehensive and investigates specific characteristics associated with the contaminated plumes from these sites, or if no plume information is available, relies on sampling. If the likelihood exists for vapors to reach the subsurface of the property, further investigation that is beyond the scope of this practice would be necessary to determine if vapor intrusion is occurring into any buildings on the property. Of particular note in the standard is the completely revised Legal Appendix that discusses the relationship between this standard and the E 1527-13 Phase I ESA standard. In simple terms, the E 1527-13 standard (which complies with AAI) includes in its REC definition the Environmental Professional's (EP's) need to consider hazardous substances and petroleum products on the target property or migrating to the target provides a methodology for the EP to accomplish this for vapors. If vapors can reach the target property (thereby creating a VEP), the EP conducting the E 1527-13 Phase I would then have to decide whether or not the VEC constitutes an REC. This would be analogous to the EP finding in the Phase I investigation the potential for a contaminated groundwater plume to reach the target property. The EP would then have to determine if this situation is a REC.

The purpose of this practice is to define good commercial and customary practice in the United States of America for determining if a vapor encroachment condition (VEC) on a property parcel involved in a real estate transaction with respect to chemicals of concern (COC) that may migrate as vapors into existing or planned structures on a property due to contaminated soil and groundwater on the property or within close proximity to the property. For the purpose of this Report, this practice is used as a voluntary supplement to Practice E 1527 and does not alter or in any way define the scope of that practice. In addition, performance of this standard is not a requirement of and does not constitute, expand, or in any way define "all appropriate inquiry" as defined or approved by U.S. EPA under CERCLA and the regulations thereunder, including 40 CFR Sec. 312.11.

In defining a standard of good commercial and customary practice for determining a VEC on a parcel of property, the goal of the process established by this practice is to identify whether or not a VEC exists or is likely to exist on the property. The term VEC means the presence or likely

presence of any COC in the indoor air environment of existing or planned structures on a property caused by the release of vapor from contaminated soil or groundwater either on the property or within close proximity to the property, at a concentration that presents or may present an unacceptable health risk to occupants. The term is not intended to include de minimis conditions that do not normally represent an unacceptable health risk to occupants that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be de minimis does not represent a VEC.
The screening involves a two tired approach to assessing VEC risk as described below.

**VES TIER I - SEARCH DISTANCE TEST/CHEMICALS OF CONCERN TEST**

The search distance test involves a review of the regulatory database report (see Section 5) and available historical records to make a determination if any *known or suspect potentially contaminated* properties exist within the Area of Concern (AOC). High risk sites are typically current and former gas stations, former and current dry cleaners, manufactured gas plants, and industrial sites. The AOC is defined as any up gradient sites within the ASTM Practice E1527-13 standard search distances and any cross or down gradient sites within 1/3 mile for solvents and petroleum products.

If the contamination at the known or potentially contaminated site within the AOC consists of COCs, then a potential Vapor Encroachment Condition (pVEC) exists and Tier II screening is recommended. If no known or potentially contaminated sites with COCs exist within the AOC, no further inquiry is necessary.

No release sites were identified in the BBL Radius Map Report (see Section 5) within the AOC that are considered to pose a pVEC at the Subject Property based on the Tier I evaluation.

**VES TIER II - PLUME TEST**

The Plume Test assesses whether or not a plume is close enough to the property to result in a VEC.

1. Critical Distance Determination - Determine distance from property to edge of plume in any direction (vertical, horizontal, lateral).

2. A VEC exists if there is a plume of VOCs, semi-volatile organic compounds (SVOCs), Volatile Inorganic Compounds (VICs), or free petroleum product have accumulated above a water table within 100 feet of the Subject Property or if a plume of dissolved volatile petroleum hydrocarbons is present within 30 feet of the property.

The sites were manually mapped to determine the location of the Subject Property and any potential plumes of contamination relative to the Subject Property and groundwater gradient. In addition, the case information for each site was reviewed.

## 5.6 GOVERNMENT RECORDS

**Nineteen (19)** environmental concerns are listed in the government databases, which are located within a ½ mile radius from the subject site. The neighborhood sites up to 1.00-mile distance have been investigated by government agencies to determine if any hazardous chemical spills occurred in the past. Please refer to Table (2) and Attachment (G) for further details.

Attachment (G) includes the findings of the hazardous material contaminated sites from the state and federal government file searches. Table (2) shows the list of environmental concerns within a 1 mile radius and these environmental concerns are shown on the map in Figure (3). As shown in Figure (3), there are a number of hazardous sites within a 1 mile radius of the subject site.

Due to the former or/and current businesses, the subject site is listed as having one (1) operating permit in the list of 50 government databases reviewed in this report.

**- HWIS - Hazardous Waste Information System**

The Department of Toxic Substance Control, California Environmental Protection Agency, maintains a data base keeping track of the movement and disposal of hazardous waste. The data is used to support the Tanner legislation, AB 2948.

Site: HARVEY'S FOREIGN CAR SERVICE
Address: 13001 LAMBERT RD
City: WHITTIER
Map Loc: 1 - the subject site
Status: EPA ID#: CAL000045327

| | | *88-91* | *92-95* | *96/97* | *98/99* | *00/01* | *02/03* | *04/05* | *06/07* | *08/09* | *10/11* | *12/13* | *14/15* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Aq sol with org residues<10% | ton | | | | .38 | .06 | .12 | .12 | .16 | | | | |
| Unspecified aqeous solution | ton | | | | .23 | | | | | | | | |

♦ **NPL - National Priority List**

EPA has prioritized sites with significant risk to human health and the environment. These sites receive remedial funding under the Comprehensive Environmental Response Conservation and Liability Act (CERCLA).

Site: OMEGA CHEMICAL SITE PRP ORGANI
Address: 12504 E WHITTIER BLVD, 12504 - 12512 - 12512
City: WHITTIER
Map Loc: 61 - about .5 mile N of the subject
Status: C
EPA ID#: CAD042245001

- **SEMS - Comprehensive Environmental Response, Compensation, and Liability Act**

  Superfund Enterprise Management System (SEMS) replaced CERCLIS in 2014. This database is used by the EPA to track activities conducted under the Comprehensive Environmental Response and Liability Act CERCLA (1980) and the amendment the Superfund Amendments and Reauthorization Act SARA (1986).

  Sites to be included are identified primarily by the reporting requirements of hazardous substances Treatment, Storage and Disposal (TSD) facilities and releases larger than specific Reportable Quantities (RQ), established by EPA.

  Using the National Oil and hazardous Substance Pollution Contingency Plan (National Contingency Plan) the EPA set priorities for cleanup.

  The EPA rates National Contingency Plan sites according to a quantitative Hazard Ranking System (HRS) based on the potential health risk via any one or more pathways: groundwater, surface water, air, direct contact, and fire/explosion.

  The EPA and state agencies seek to identify potentially responsible parties (PRP) and ultimately Responsible Parties (RP) who can be required to finance cleanup activities, either directly or through reimbursement of federal Superfund expenditures.

  No listings within ½ mile radius of the subject site.

- **NFRAP - No Further Remedial Action Planned sites (CERCLIS)**

  As of February 1995, CERCLIS sites designated 'No Further Remedial Action Planned' NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

  EPA has removed these NFRAP sites from CERCLIS to lift unintended barriers to the redevelopment of these properties. This policy change is part of EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens promote economic redevelopment of unproductive urban sites.

  Site: VACANT LOT, WHITTIER
  Address: WASHINGTON BLVD & PUTNAM ST
  City: WHITTIER
  Map Loc: 59 - about .5 mile N of the subject
  Status:
  EPA ID#: CAD983608548

Discovery of this Hazardous Waste site was brought to EPA's attention on 09/27/91. The Preliminary Assessment, consisting of collecting and documenting existing information about the source and nature of the site hazard was completed on 04/16/93.
NFRAP as of 4/16/1993 0:00:00.

Site: RIPPY FRED R INC
Address: 12471 WASHINGTON BLVD
City: WHITTIER
Map Loc: 62 - about .5 mile NW of the subject
Status:

EPA ID#: CAD008277394
Discovery of this Hazardous Waste site was brought to EPA's attention on 07/01/80. The Preliminary Assessment, consisting of collecting and documenting existing information about the source and nature of the site hazard was completed on 05/01/85.
NFRAP as of 5/1/1985 0:00:00.

Site: LARWIL CONSULTANTS/PLATING OPE
Address: SANTA FE SPRINGS
City: SANTA FE SPRINGS
Status:

EPA ID#: CAD982400459
Discovery of this Hazardous Waste site was brought to EPA's attention on 08/01/88. The Preliminary Assessment, consisting of collecting and documenting existing information about the source and nature of the site hazard was completed on 03/28/90.
NFRAP as of 3/28/1990 0:00:00.

- **LUST - Leaking Underground Storage Tanks – California State**

The Leaking Underground Storage Tank (LUST) database is maintained by the Water Resources Control Board and their regional branches, and tracks sites contaminated by releases from underground storage tanks pursuant to Section 25295 of the Health and Safety Code.

**Thirteen (13) Leaking Underground Storage Tank (LUST) Site** were identified within a ½ mile of the subject property. However, because of the distance from the subject site, the nearby leaking site could not have adversely impacted subsurface soil and/or groundwater at the subject site. If indeed, soil and/or groundwater at the subject site have been adversely impacted, the ultimate responsible party of remediation costs will be the LUST site. See Figure (3) and Attachment (G).

1) Site: ARCO #0211
Address: 13010 LAMBERT RD
City: WHITTIER
Map Loc: 4 - about .0 mile SW of the subject
Status: CLSD - Case Closed

2) Site: TOSCO/UNOCAL #30685
Address: 8803 S PAINTER AVE
City: WHITTIER
Map Loc: 15 - about .2 mile SE of the subject

Status: A&IR - Assessment and Interim Remedial Action

3) Site: TUNE TECH
Address: 12612 LAMBERT RD
City: WHITTIER
Map Loc: 25 - about .2 mile NW of the subject
Status: CLSD - Case Closed

4) Site: AMERICA TRANSMISSION
Address: 13422 LAMBERT RD
City: WHITTIER
Map Loc: 26 - about .2 mile SE of the subject
Status: CLSD - Case Closed

5) Site: 7-11 #18470
Address: 8438 SANTA FE SPRINGS RD
City: WHITTIER
Map Loc: 36 - about .3 mile NW of the subject
Status: CLSD - Case Closed

6) Site: G & M OIL #16
Address: 12559 LAMBERT RD
City: WHITTIER
Map Loc: 46 - about .3 mile NW of the subject
Status: - -

7) Site: WHITTIER LINCOLN MERCURY
Address: 13003 E WHITTIER BLVD
City: WHITTIER
Map Loc: 51 - about .3 mile NE of the subject
Status: CLSD - Case Closed

8) Site: WALGREENS INDUSTRIAL PROPERTY
Address: 12920 E WHITTIER BLVD, & GREENLEAF RD
City: WHITTIER
Map Loc: 52 - about .3 mile NE of the subject
Status: NRA -

9) Site: G & M OIL #23
Address: 12911 E WHITTIER BLVD
City: WHITTIER
Map Loc: 53 - about .3 mile NE of the subject
Status: A&IR - Assessment and Interim Remedial Action

10) Site: GTE CALIFORNIA, INC.
Address: 13119 E WHITTIER BLVD
City: WHITTIER
Map Loc: 54 - about .4 mile NE of the subject
Status: CLSD - Case Closed

11) Site: AMERICAN MEDICAL ENTERPRISES
Address: 12508 LAMBERT RD
City: WHITTIER

Map Loc: 55 - about .4 mile NW of the subject
Status: - -

12) Site: ARCO #1661
Address: 9151 PAINTER AVE
City: WHITTIER
Map Loc: 57 - about .4 mile S of the subject
Status: CLSD - Case Closed

13) Site: RAINBOW CAR WASH
Address: 12604 E WHITTIER BLVD
City: WHITTIER
Map Loc: 58 - about .4 mile N of the subject
Status: CLSD - Case Closed

Site: RAINBOW CAR WASH
Address: 12604 E WHITTIER BLVD
City: WHITTIER
Map Loc: 58 - about .4 mile N of the subject
Status: NRA -

- **FEDFAC-Federal Facilities**

As part of the CERCLA program, federal facilities with known or suspected environmental problem, the Federal Facilities Hazardous Waste Compliance Docket is tracked separately to comply with a Federal Court Order.

- **ERNS-Emergency Response Notification System**

The ERNS is a national computer database used to store information on unauthorized releases of oil and hazardous substances. The program is a cooperative effort of the Environmental Protection Agency, the Department of Transportation Research and Special Program Administration's John Volpe National Transportation System Center and the National Response Center. There are primarily five Federal statutes that require release reporting: the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) section 103, the Superfund Amendments and Reauthorization Act (SARA) Title III Section 304; the Clean Water Act of 1972 (CWA) section 311 (b) (3); and the Hazardous Material Transportation Act 1974 (HMTA section 1808) (b).

- **HMIRS-Hazardous Material Incident Report System**

The Hazardous Material Incident Report System (HMIRS) of the Research and Special Programs Administration (RSPA) Hazardous Material Information System was established in 1971 to fulfill the requirements of the Federal hazardous material transportation law. Part 171 of Title 49, Code of Federal Regulations (49 CFR) contains the incident reporting requirements of carriers of hazardous materials. An unintentional release of hazardous materials meeting the criteria set forth in Section 171.16, 49 CFR, must be reported on DOT Form 5800.1. The data from the reports received are subsequently entered in the HAZMAT database.

- **TBA-Targeted Brownfields Assessments**

EPA's Targeted Brownfields Assessment (TBA) program is designed to help states, tribes, and municipalities—especially those without EPA Brownfields Assessment Pilots/Grants—minimize the

uncertainties of contamination often associated with brownfields. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Program to promote the cleanup and redevelopment of brownfields. EPA's TBA assistance is available through two sources: directly from EPA through EPA Regional Brownfields offices under Subtitle A of the law, and from state or tribal voluntary response program offices receiving funding under Subtitle C of the law.

- **SETS-Site Enforcement Tracking System**

When Expanding Superfund Monies at a CERCLA site, EPA must conduct a search to identify parties with potential financial responsibility for Remediation of uncontrolled hazardous waste sites. EPA regional Superfund Waste Management Staff issue a notice letter to the potentially responsible party (PRP). The status field contains the EPA ID number and name of the site where the actual pollution occurred.

- **DO-Enforcement Docket System/Consent Decree Tracking System**

DOCKET tracks civil judicial cases against environmental polluters, while CDETS processes court settlements, called consent decrees.

- **CD-Criminal Docket System (C-Docket)**

The Criminal Docket System is a comprehensive automated system for tracking criminal enforcement actions. C-Docket handles data for all environmental statues and tracks enforcement actions from the initial stages of investigations through conclusion.

- **ICIS-Integrated Compliance Information System (ICIS)**

ICIS 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.

- **RCRA Violators List (CORRACTS)**

The Resource Conservation and Recovery Act of 1976 provides for “cradle to grave” regulation of hazardous wastes. RCRA requires regulation of hazardous waste generators, transporters, and storage/treatment/disposal sites. Evaluation to potential violators, ranging from manifest requirements to hazardous waste discharges, is typically conducted by the US EPA. This database is also known as Corrective Action Report (CORRACTS). If enforcement is required, it is typically delegated to a state agency.

- **Resource Conservation and Recovery Information System–Treatment, Storage & Disposal (RCRA-D)**

The Environmental Protection Agency regulates the treatment, storage and disposal of hazardous material through the Resource Conservation and Recovery Act (RCRA). All hazardous waste TSD

facilities are required to notify EPA of their existence by submitting the Federal Notification of Regulated Waste Activity Form (EPA Form 8700-12) or a state equivalent form as well as part A (EPA form 8700-23) and Part B of their Hazardous Waste Permit Application.

- **CDL-Clandestine Drug Laboratories**

The U.S. Department of Justice ("the Department") provides this information 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.

- **INDN-Indian Reservation LUST/VCP/UST**

This database includes all environmental records from Indian Reservations such as Leaking Underground Tanks (LUST), Voluntary Cleanup Program (VCP) and Underground Storage Tanks (UST)

- **FL-State Response Sites - Federal Lead**

The Site Mitigation and Brownfields Reuse Database (SMBRD) identifies certain high priority hazardous were the U.S. EPA is the lead agency. These sites are typically proposed, on or delisted from the National Priority List.

- **SR-State Response Sites**

The Site Mitigation and Brownfields Reuse Database (SMBRD) identifies certain potential hazardous waste sites. These are confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity and deemed generally high-priority and high potential risk.
The information has been compiled into this database by the California Environmental Protection Agency, Department of Toxic Substance Control (DTSC) in accordance with Section 25359.6 of the California Health and Safety Code.

- **VCP–Voluntary Cleanup Program**

This category contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have requested that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

- **FE-Properties Needing Further Evaluation**

This category of The Site Mitigation and Brownfields Reuse Program Database (SMBRPD) contains properties that are suspected of being contaminated. These are unconfirmed contaminated properties that need to be assessed using the PEA process.

- **ME-Military Evaluation Sites**

This category the Site Mitigation and Brownfields Reuse Program Database SMBRPD, contains Formerly Used Defense Sites (FUDS) and Open or Closed military facilities with confirmed or unconfirmed releases and where DTSC is involved in investigation and/or remediation, either in a lead or support capacity. Sites with confirmed releases are generally considered high-priority and high potential risk.

- **EP-Expedited Remedial Action Program**

The Expedited Remedial Action Program is a pilot program limited to 30 sites. These are confirmed release sites worked on by Responsible Parties with oversight of the cleanup by DTSC. These confirmed sites are generally high-priority and high potential risk.

- **BZ-Border Zone Properties**

These sites went through the Hazardous Waste Property or Border Zone Property evaluation and formal determination process. (Chapter 6.5, Health and Safety Code section 25221.)

- **SCH-School Property Evaluation Program Properties**

This category of The Site Mitigation and Brownfields Reuse Program Database (SMBRPD) 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, safety or the environment they pose.

- **LUR-Brownfields Reuse Program Facility Sites with Land Use Restrictions**

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 land use restrictions that are active. Some sites have multiple land use restrictions.

- **DR-Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction**

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.

- **CA-Hazardous Waste sites - Permitted and Corrective Action**

Permitted and Corrective Action sites are RCRA-permitted facilities undergoing cleanup activities or permitted to handle Hazardous Waste.

- **HIS-Historical Site**

This category of The Site Mitigation and Brownfields Reuse Program Database (SMBRPD) contains sites from an older database where no site type was identified. Most of these sites have a status of Referred or No Further Action. DTSC is working to clean up this data by identifying an appropriate site type for each Historic site.

- **CALSITES-No Further Action**

This section includes the sites on the CALSITE list which have been flagged for no further action by the California Environmental Protection Agency, Department of Toxic Substance Control (DTSC) in accordance with Section 25359.6 of the California Health & Safety Code.

- **CORTESE-State of California Office of Planning and Research**

This database is a consolidation of information from various sources. It is maintained by the State Office of Planning and research and lists potential and confirmed hazardous waste or substances sites.

- **SWIS-Solid Waste Information System**

As legislated under the Solid Waste Management and Resource Recovery Act of 1972, the California Waste Management Board maintains lists of certain facilities, i.e. active solid waste disposal sites, inactive or closed waste disposal sites and transfer facilities.

- **WIP-Well Investigation Program**

The Well Investigation Program (AB 1803) identifies groundwater that is already contaminated and empowers the California Department of Health Services and local health officers to order ongoing monitoring programs.

- **WQ-Drinking Water Program**

The California Health and Safety Code section 116275-116300 stipulates that it is the intent of the Legislature to improve laws governing drinking water quality to improve upon the minimum requirements of the federal Safe Drinking Water Act Amendments of 1986, to establish primary drinking water standards that are at least as stringent as those established under the federal Safe Drinking Water Act, and to establish a program under this chapter that is more protective of public health than the minimum federal requirement. In order to provide for the orderly and efficient delivery of safe drinking water the State Department of Health Services collect information on the quality of public drinking water wells under the California Drinking Program.

- **NT-Toxic Releases**

The California Regional Water Quality Control Boards or local Department of Health Service keeps track of toxic releases to the environment. These lists are known as Unauthorized Releases, Spill Leaks, Investigations and Cleanups (SLIC), Non-Tank Releases, Toxics List or similar, depending on the local agency.

- **TPC-Toxic Pits**

The Toxic Pits Clean-Up Act (Katz Bill) places strict limitations on the discharge of liquid hazardous wastes into surface impoundment, toxic ponds, pits and lagoons. Regional Water Quality Control Boards are required to inspect all surface impoundment annually; in addition, every facility was required to file a Hydrogeological Assessment Report. Recent legislation allows the Department of Health Services to exempt facilities that closed on or before December 31, 1985, if a showing is made that no significant environmental risk remains (AB1046).
Special exemption provisions have created for surface impoundment receives mining wastes.

- **SWAT-Solid Waste Assessment Test-Regional**

This program, provided for under the Calderon legislation (Section 13273 of the Water Code), requires that disposal sites with more than 50,000 cubic yards of waste provide sufficient information to the regional water quality control board to determine whether or not the site has been discharged hazardous substances which will impact the environment.

Site operators are required to file Solid Waste Assessment Test report on staggered basis. Operators of the 150 highest ranking (Rank 1) sites were required to submit Solid Waste Assessment Tests by July 1, 1987, Rank 2 in 1988 and so on.

Operators submit water quality tests to the Regional Water Quality Control Board, describing surface and groundwater quality and supply; and the geology within 1 mile of the site. Air quality tests are submitted to the local Air Quality Management District/Air Pollution Control District.

# CONCLUSIONS AND RECOMMENDATIONS

In conclusion, WEECO has used generally accepted practices to identify information available on the subject property relating to prior and current environmental concerns. It is our opinion that the site reconnaissance performed, and the information reviewed and cited in this report, indicate the following:

- The subject property at 13001 Lambert Road, in the City of Whittier, is legally described by the assessor's parcel number: 8165-019-021. According to the Los Angeles County, Office of the Assessor, the subject property is an approximately 26,957 square-foot lot, and had been developed with two (2) buildings approximately 1,776 square-feet and 1,120 square-feet in size. The subject buildings were constructed in 1955 and 1960, respectively. From the visual inspection, the subject site is composed of one (1) single-story commercial building being used as a retail stores. Asphalt paved parking areas were observed on the west side of the subject site. The subject site is currently occupied by a 5-unit commercial retail plaza. See Section 3 and Attachment (I).

- BBL's Historical Tenant Report was reviewed which identifies the tenants (be it the owner or lessee) of the subject site over the last 50 years. Sources for the research includes various city directories, street address directories and criss-cross directories published from 1920 and forward. Based on the Historical Tenant Report, in 1954, the subject site had no listings. From 1957 to 1962, the subject site was listed as having "Baker/Sons Richfield". In 1967, the subject site was listed as having "Urich Service Station". In 1972, the subject site was listed as having "Mike's Foreign Car Service; Whittier Citroen Sales; and Urich Service Station". In 1977, the subject site was listed as having "Harvey's Foreign Car Service; and Whittier Citroen Sales". In 1982, the subject site was listed as having "Harvey's Foreign Car Service". From 1986 to 1990, the subject site was listed as having "Harvey's Foreign Car Service; and Ms. Flowers". From 1994 to 2006, the subject site was listed as having "Harvey's Foreign Car Service; Ms. Flowers; and Soto Upholstery". In 2008, the subject site was listed as having "Harvey's Foreign Car Service; May Flower; and Soto Upholstery". In 2010, the subject site was listed as having "Brother's Automotive; Harvey's Foreign Car Service; Lambert Hair & Nails; May Flower; and Soto Upholstery". From 2012 to 2014, the subject site was listed as having "Brother's Automotive; Harvey's Foreign Car Service; Lambert Hair & Nails; May Flower; Season Seats; and Soto Upholstery". From 2016 to 2017, the subject site was listed as having "Easy Printing & Graphics; Lambert Hair & Nails; May Flower; Season Seats; and Soto Upholstery". See Section 4 and Attachment (B).

- From the visual inspection, WEECO investigator observed hazardous materials being used and stored at the subject site. Three (3) 55-gallon industrial drums with secondary containment that were labeled as containing used new and used motor oil and transmission fluid were observed inside the auto repair unit. Various automotive repair equipments and tools typically found in auto repair garage were observed throughout the auto repair shop. Two (2) small trash-bins were observed at the northwest corner of the subject building and

one (1) large trash bin was observed along the north property line, and did not appear to contain any hazardous materials or waste. See Section 3 and Attachment (I).

- From the visual inspection, WEECO investigator observed no aboveground storage tanks (ASTs) at the subject site. Evidence of concrete scaring was observed in the asphalt parking area west of the subject building, indicating the past existence of underground storage tanks (UST) at the subject property. See Section 3 and Attachment (I).

- WEECO investigator contacted the Los Angeles County Department of Public Works to review any records pertaining to aboveground/underground storage tanks at the subject site. No records were found for the subject site. See Section 4 and Attachment (C).

- WEECO investigator researched data from the South Coast AQMD Database to review any records regarding Hazardous Waste/Materials and violations for the subject property. Records were found for the subject site. The subject site was previously occupied by a different auto repair shop in the past. Records show an inactive operating permit for a paint/solvent spray booth that was issued on August 23, 1982. There are no notices of violations or notices to comply issued for the subject site. See Attachment (D).

- WEECO investigator contacted the Department of Toxic Substances Control, EnviroStor website to review any records pertaining to hazardous materials used or stored at the subject site and to review any records pertaining to aboveground/underground storage tanks at the subject site. No records were found for the subject site.

- The subject site was not listed as a LUST (Leaking Underground Storage Tank) site on the Geotracker – California State Water Resources Control Board's sponsored website. The adjacent property to the south of the subject site across Lambert Road located at 13010 Lambert Road is listed as a LUST site. The current status of the adjacent LUST site is Complete – Case Closed as of December 3, 2013 and a closure letter was issued by the Los Angeles Regional Water Quality Control Board. See Attachment (E).

- WEECO reviewed a previous Phase I and Phase II Environmental Site Assessment Reports prepared by EMG for the subject site. EMG completed the Phase I report on August 28, 2006. During their investigation, EMG discovered that at least three (3) underground storage tanks (USTs) previously existed at the subject site and were removed sometime in the early 1970's, prior to the purchase of the current owner (1986). A prior subsurface investigation of the former UST area showed that low levels of petroleum contamination (862 parts per million) were found to exist beneath the former UST area at seven feet bgs. Very low concentrations of petroleum contamination were found in two of three borings conducted in the native soils adjacent to the former tank cavity. Based on fact that concentrations of contaminants identified were found to be within acceptable limits, it is the opinion of EMG that no further action or investigation is warranted regarding the former USTs. A discovery of a hydraulic lift present at the subject site since 1955 had prompted EMG to recommend that the belowground lift equipment be removed. Additionally, because the lift was in operation for a

period exceeding the useful life expectancy of 15 years, EMG recommends that subsurface investigation be conducted to determine if the hydraulic lift had leaked.

On October 11, 2006, EMG prepared a Phase II Environmental Site Assessment of the subject property. The subsurface investigation was performed in an attempt to determine the presence of contamination potentially resulting from a sub-grade hydraulic lift, located at Harvey's Auto Service. EMG monitored the advancement of soil borings FB-1 and FB-2 adjacent to the sub-grade hydraulic lift. These borings were advanced to a depth of 12 feet below grade. Shallow groundwater was not encountered in the interior soil borings. Soil Samples were collected at regular intervals from all soil borings. No unusual odors or stains were noted in any of the soil samples collected from the soil borings. Photoionization detector (PID) screening of the soil samples did not detect evidence of volatile organic compound (VOC) contamination at any of the locations investigated. Selected samples recovered from the soil borings, were delivered to an accredited laboratory for analyses. Soil samples were analyzed for total recoverable petroleum hydrocarbons (TRPH) via EPA Method 418.1 and for polychlorinated biphenyls (PCBs) via Method 8082. The laboratory results show non-detect levels (ND) of TRPH and PCBs in the samples analyzed. Based on these results, EMG recommends no further actions regarding the previously onsite hydraulic lift. See Attachment (F).

- Based on WEECO's review of the historical and current usage of the Subject Property as well as our review of the Federal, State, and Regional databases discussed in Section 5.5 for onsite and adjacent properties of potential concern for vapor encroachment, no pVEC (potential Vapor Encroachment Condition) was identified in connection with the Property, and it is WEECO's professional opinion that a VEC is not suspected of having encroached into the Subject Property.

- Due to the former or/and current businesses, the subject site is listed as having one (1) operating permit in the list of 50 government databases reviewed in this report.

- The following describes the potential environmental conditions (PECs) that have been identified in WEECO's Phase I Environmental Site Assessment for the subject site. WEECO classifies a concern as a potential environmental condition (PEC) when the possible presence of any hazardous substances or petroleum products on a property under conditions that indicate the possibility of an existing release, a past release, or the threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water or surface water of the property.

| CONDITION #1 | SECTION # | COMMENTS |
|---|---|---|
| Asbestos Containing Materials (ACM) | 3.8 | Asbestos Containing Materials (ACM) may be present at the subject site. |
| **Action Recommended:** No immediate action recommended. Commercial use of ACM and lead-based paint as a building material was banned by the federal government in 1978. WEECO did not contract to conduct asbestos, lead-based paint inspection at the subject site. Since the subject building was built prior to 1978, asbestos containing materials and lead based paint may be present. Prior to renovation or demolition work which would disturb any potential asbestos containing materials or potential lead paint, they should be sampled by a California Certified Asbestos Consultant and lead paint consultant, who may also assist with proper removal of any materials found to contain asbestos or lead paint. Such materials must be removed by a properly licensed asbestos and/or lead paint abatement contractor. And oversight and monitoring of the work must be performed by a California Certified Asbestos/Lead consultant. | | |

- WEECO has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of 13001 Lambert Road, Whittier, California, the subject property. This assessment has revealed no evidence of any recognized environmental conditions (RECs) or potential environmental conditions (PECs) in connection with the subject property, except for the items listed above. Therefore, WEECO concludes that the risk of contamination at the site is so minimal that no further investigation is warranted at this time.

# DISCLAIMER

Western Environmental Engineer Company (WEECO) has performed a Phase I Environmental Site Assessment for the property located at **13001 Lambert Road, Whittier, California (Subject Property)**. This report has been prepared for the sole use of **Pacific City Bank (Client).**

An environmental site assessment meeting or exceeding this practice and completed less than one (1) year prior to the date of acquisition is presumed to be valid under this standard. In order to maintain landowner liability protections, the user also has a "continuing obligation to not interfere with activity and use limitations associated with the property," must take "reasonable steps to prevent releases" and must "comply with legal release reporting obligations." Further, it is the goal of this study to identify business risks related to the property associated with environmental conditions. This investigation is not an environmental compliance audit and is not designed to determine if the operations of an existing facility are in compliance with applicable environmental laws and regulations.

While this report provides an overview of potential environmental concerns, both past and present, the environmental assessment is limited by the availability of information at the time of the assessment. It is possible that unreported disposal of waste or illegal activities impairing the environmental status of the property may have occurred which could not be identified. The conclusions and recommendations regarding environmental conditions that are presented in this report are based on a scope of work authorized by the Client. Note, however, that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground.

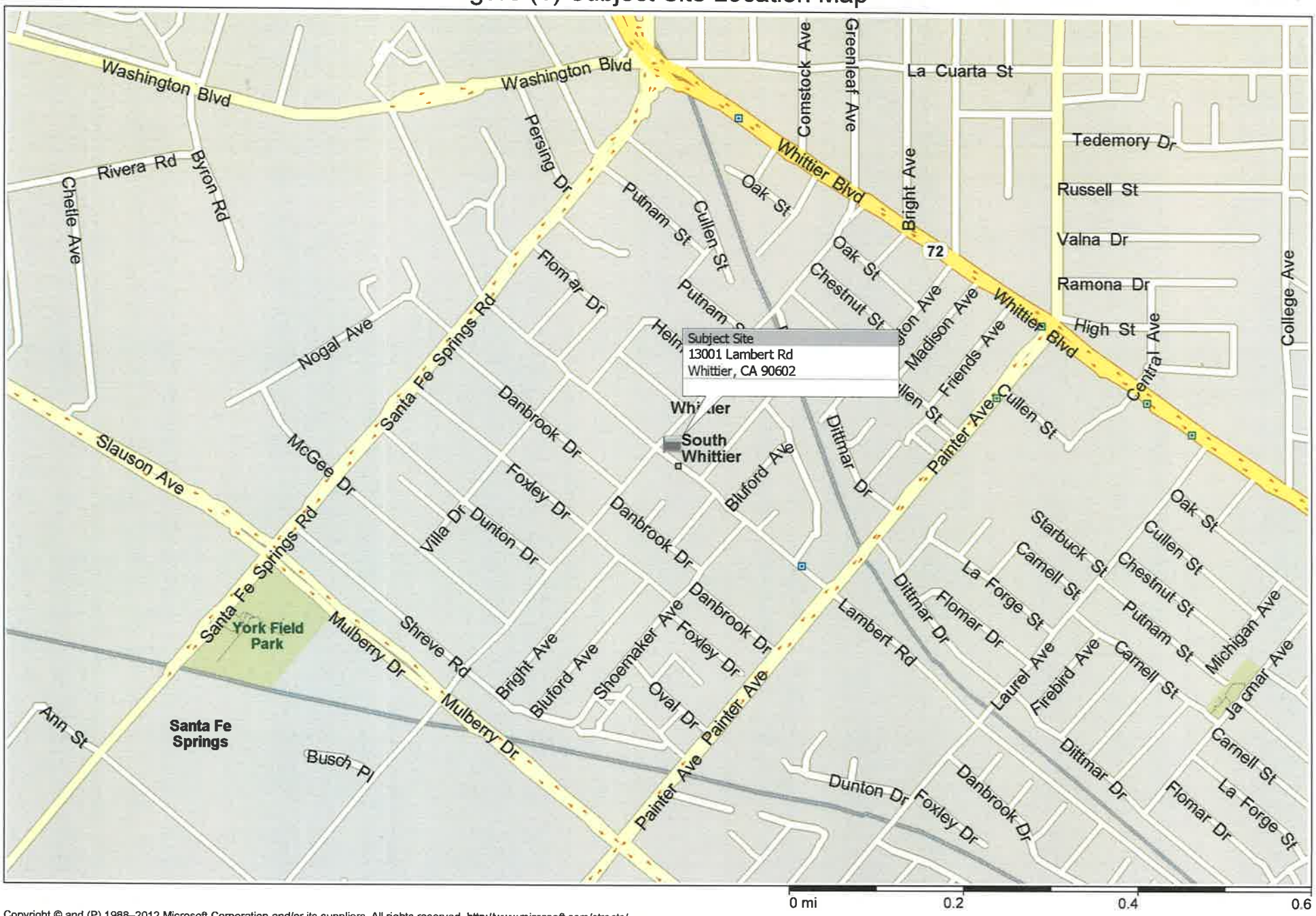
This report has been prepared in accordance with generally accepted environmental methodologies referred to in ASTM 1527-13, and contains all of the limitations inherent in these methodologies. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this report. The conclusions of this report are based in part, on the information provided by others. The possibility remains that unexpected environmental conditions may be encountered at the site in locations not specifically investigated. The services performed and outlined in this report were based, in part, upon visual observations of the site and attendant structures. Our opinion cannot be extended to portions of the site that were unavailable for direct observation, reasonably beyond the control of WEECO. The objective of this report was to assess environmental conditions at the site, within the context of our contract and existing environmental regulations within the applicable jurisdiction. Evaluating compliance of past or future owners with applicable local, provincial, and federal government laws and regulations was not included in our contract for services. Our observations relating to the condition of environmental media at the site are described in this report. It should be noted that compounds or materials other than those described could be present in the site environment.

This report has been prepared for the sole use of **Pacific City Bank.** The contents should not be relied upon by any other parties without the express written consent of **Pacific City Bank and WEECO.**

# FIGURE (1)

SITE LOCATION MAP

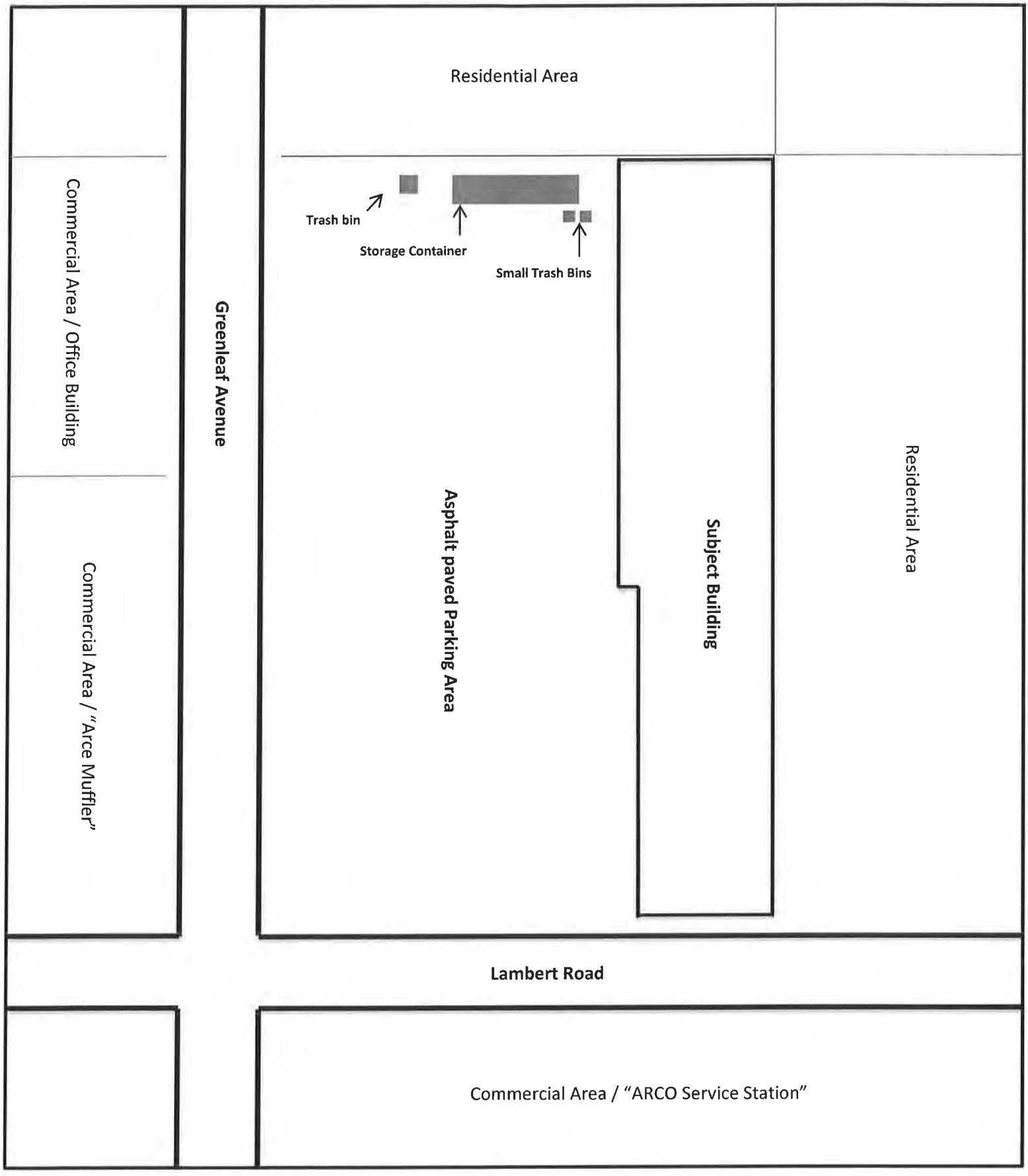
# Figure (1) Subject Site Location Map




Copyright © and (P) 1988–2012 Microsoft Corporation and/or its suppliers. All rights reserved. http://www.microsoft.com/streets/
Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

# FIGURE (2)

SITE PLOT PLAN




**Subject Site: 13001 Lambert Road**
**Whittier, California 90602**

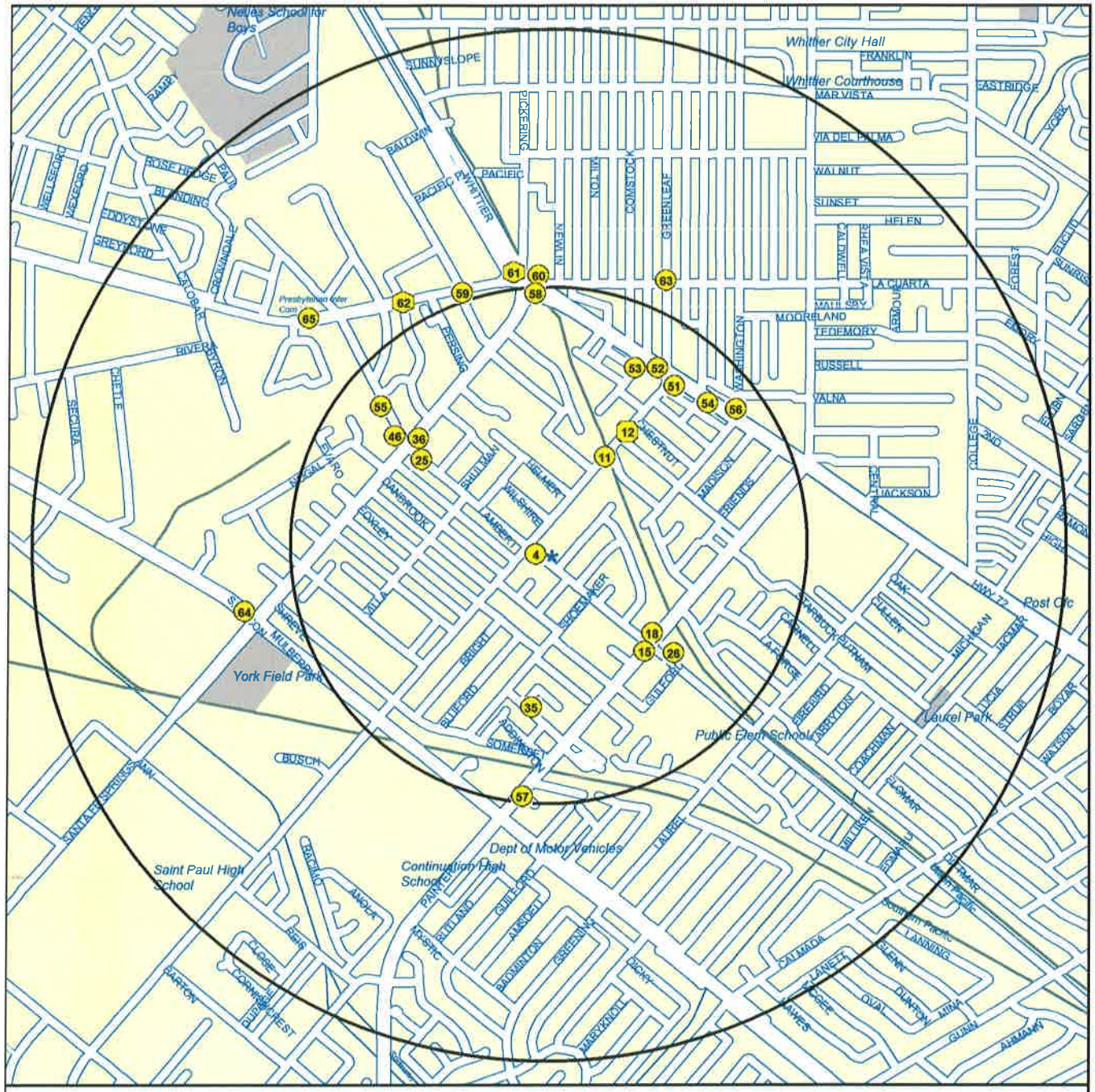
***NOT TO SCALE***

N

**Figure (2) Subject Site Plot Plan**

# FIGURE (3)

ENVIRONMENTAL CONCERNS WITHIN 1.0 MILE RADIUS
(MAP)




APPROXIMATE LOCATION OF IDENTIFIED SITES WITH KNOWN ENVIRONMENTAL CONCERNS IN THE VICINITY
AT 13001 LAMBERT RD, WHITTIER




odd street numbers to the SE
3.6 inch to 1/2 mile (the circles do not include any buffer zone)

- ENVIRONMENTAL CONCERNS - HIGH PRIORITY
- ENVIRONMENTAL CONCERNS
- ENVIRONMENTAL CONCERNS - WITH A 'NO FURTHER ACTION' STATUS'
- OPERATING PERMITS ONLY
- WATER WELLS

APPROXIMATE LOCATION OF IDENTIFIED SITES WITH OPERATING PERMITS ONLY WITHIN HALF A MILE
AT 13001 LAMBERT RD, WHITTIER

| | | | |
|---|---|---|---|
| 1. | HARVEY'S FOREIGN CAR SERVICE | 13001 LAMBERT RD | |
| 2. | RUSS & SON VW REPAIR | 8659 S GREENLEAF AVE | |
| 3. | WEB PAINTING & WALL COVERING | 8647 S GREENLEAF AVE | |
| 4. | ARCO #0211 | 13010 LAMBERT RD | |
| 5. | GASPAR GURROLA | 8632 S GREENLEAF AVE | |
| 6. | EVERGREEN SCHOOL | 12915 E | HELMER DR |
| 7. | CATHY CHEN | 12922 DANBROOK DR | |
| 8. | ROADWEST OIL COMPANY | 8643 SHOEMAKER AVE | |
| 9. | VALLOTTON, JACQUELIN | 12828 DANBROOK DR | |
| 10. | LOS COUNTY SHERIFF'S DEPT | 12802 DANBROOK DR | |
| 11. | CHAMPION CHEM CORP | 8319 S GREENLEAF AVE | |
| 12. | GREENLEAF FURNITURE COMPANY | 8365 S GREENLEAF AVE | |
| 13. | GERKEY & SONS LUBE PITSTOP | 8806 PAINTER AVE | |
| 14. | J & R AUTO CENTER | 8738 PAINTER AVE, UNIT A | |
| 15. | TOSCO/UNOCAL #30685 | 8803 S PAINTER AVE | |
| 16. | UNOCAL SVC STA #4606 | 8803 PAINTER AVE | |
| 17. | PIETRO DINOTO | 13420 LAMBERT RD | |
| 18. | MODERN CRAFT | PAINTER & LAMBERT ST | |
| 19. | MIKE'S AUTO REPAIR | 8823 PAINTER AVE | |
| 20. | TERRY'S LAWNMOWER | 8827 PAINTER AVE | |
| 21. | AFFORDABLE DISCOUNT MUFFLER | 8831 PAINTER AVE,STE A-1 | |
| 22. | DISPOSAL CONTROL | 12726 FOXLEY DR | |
| 23. | MIKE'S Z | 8858 PAINTER AVE | |
| 24. | 60 MINUTES TUNE | 13419 LAMBERT RD | |
| 25. | TUNE TECH | 12612 LAMBERT RD | |
| 26. | AMERICA TRANSMISSION | 13422 LAMBERT RD | |
| 27. | JIM AUTO | 13428 LAMBERT RD | |
| 28. | LEE PERRY'S FORKLIFT SERVICE | 13215 OVAL DR | |
| 29. | SYSTEMS TECHNOLOGY CO | 13432 LAMBERT RD | |
| 30. | MODERNE KRAFT ROOFING COMPANY, | 8910 PAINTER AVE | |
| 31. | UNIT 4 | 13434 LAMBERT RD | |
| 32. | PATRICIO BANDAPPLE | 12709 DUNTON DR | |
| 33. | WHEATLAND REX | 13438 LAMBERT RD | |
| 34. | BRAKE EXPRESS | 13433 LAMBERT RD | |
| 35. | 13241 DUNTON DR | 13241 DUNTON DR | |
| 36. | 7-11 #18470 | 8438 SANTA FE SPRINGS RD | |
| 37. | CRESTWOOD APTS | 8930 PAINTER AVE | |
| 38. | WALGREENS #5649 | 8201 S GREENLEAF AVE | |
| 39. | SALVADOR & ABIGAIL ZUNIGA | 9024 VILLA DR | |
| 40. | DOLLAR TREE #02956 | 8514 PAINTER AVE, # J | |
| 41. | RALPHS GROCERY #162 | 8510 S PAINTER AVE | |
| 42. | RITE AID #5494 | 8508 PAINTER AVE | |
| 43. | RITE AID #5494 | 8508 S PAINTER AVE | |
| 44. | W W SADOWINSKI MD INC | 12541 LAMBERT RD | |
| 45. | MARSHA COSPER | 8345 S PAINTER AVE | |
| 46. | G & M OIL #16 | 12559 LAMBERT RD | |
| 47. | E CENICROS MOLDS INC | 8221 SANTA FE SPRINGS RD | |
| 48. | QUAD CLEANERS | 8330 S PAINTER AVE | |
| 49. | JENE JENSEN INC | 8213 SANTA FE SPRINGS RD | |
| 50. | RIVERIA ENGINEERING | 12532 LAMBERT RD | |
| 51. | WHITTIER LINCOLN MERCURY | 13003 E | WHITTIER BLVD |
| 52. | WALGREENS INDUSTRIAL PROPERTY | 12920 E | WHITTIER BLVD, & GREENLEAF RD |
| 53. | G & M OIL #23 | 12911 E | WHITTIER BLVD |
| 54. | GTE CALIFORNIA, INC. | 13119 E | WHITTIER BLVD |
| 55. | AMERICAN MEDICAL ENTERPRISES | 12508 LAMBERT RD | |
| 56. | 8171 WASHINGTON AVE | 8171 WASHINGTON AVE | |
| 57. | ARCO AM/PM #1661 | 9151 PAINTER AVE | |
| 58. | RAINBOW CAR WASH | 12604 E | WHITTIER BLVD |
| 59. | VACANT LOT, WHITTIER | WASHINGTON BLVD & PUTNAM ST | |
| 60. | SKATELAND BUILDING | 12520 E | WHITTIER BLVD |
| 61. | OMEGA CHEMICAL CORP | 12504 E | WHITTIER BLVD |
| 62. | FRED RIPPY INC | 12471 WASHINGTON BLVD | |
| 63. | WHITTIER AREA FED CREDIT UNION | 7954 S GREENLEAF AVE | |
| 64. | SLAUSON DISTRIBUTION CENTER | 12500 SLAUSON AVE | |
| 65. | CHEVRON #9-7441 | 12376 WASHINGTON BLVD | |

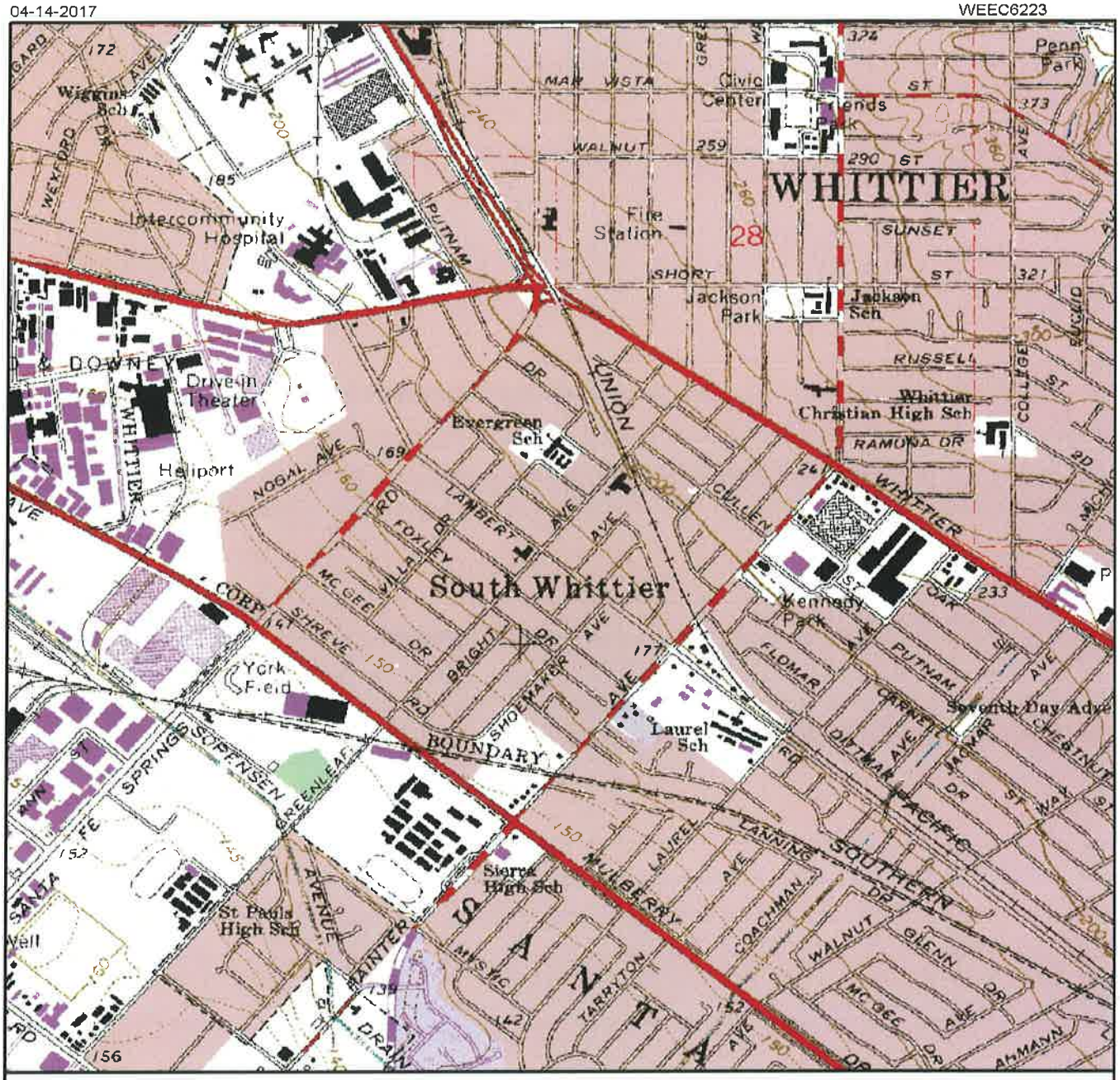
UNKNOWN LOCATIONS

| | |
|---|---|
| EDWARDS MARKETING INC | PO BOX 4366 |
| LARWIL CONSULTANTS/PLATING OPE | SANTA FE SPRINGS |
| MOBILE JALK FEE OIL PRODUCTION | SANTA FE SPRINGS RD |
| WESTWELL CHEM CO | E WHITTIER BLVD |

INDEX OF SITES LISTED BY MAP NUMBERS

# FIGURE (4)

TOPOGRAPHIC MAP / AERIAL PHOTOGRAPH




Scale: 1.6 inches to 1/2 mile

UTM North is straight up

Longitude: -118° 2' 28.3"
Latitude: 33° 57' 39.4"

UTM Easting: 403799 meters
UTM Northing: 3758122 meters
UTM Zone: NAD 11

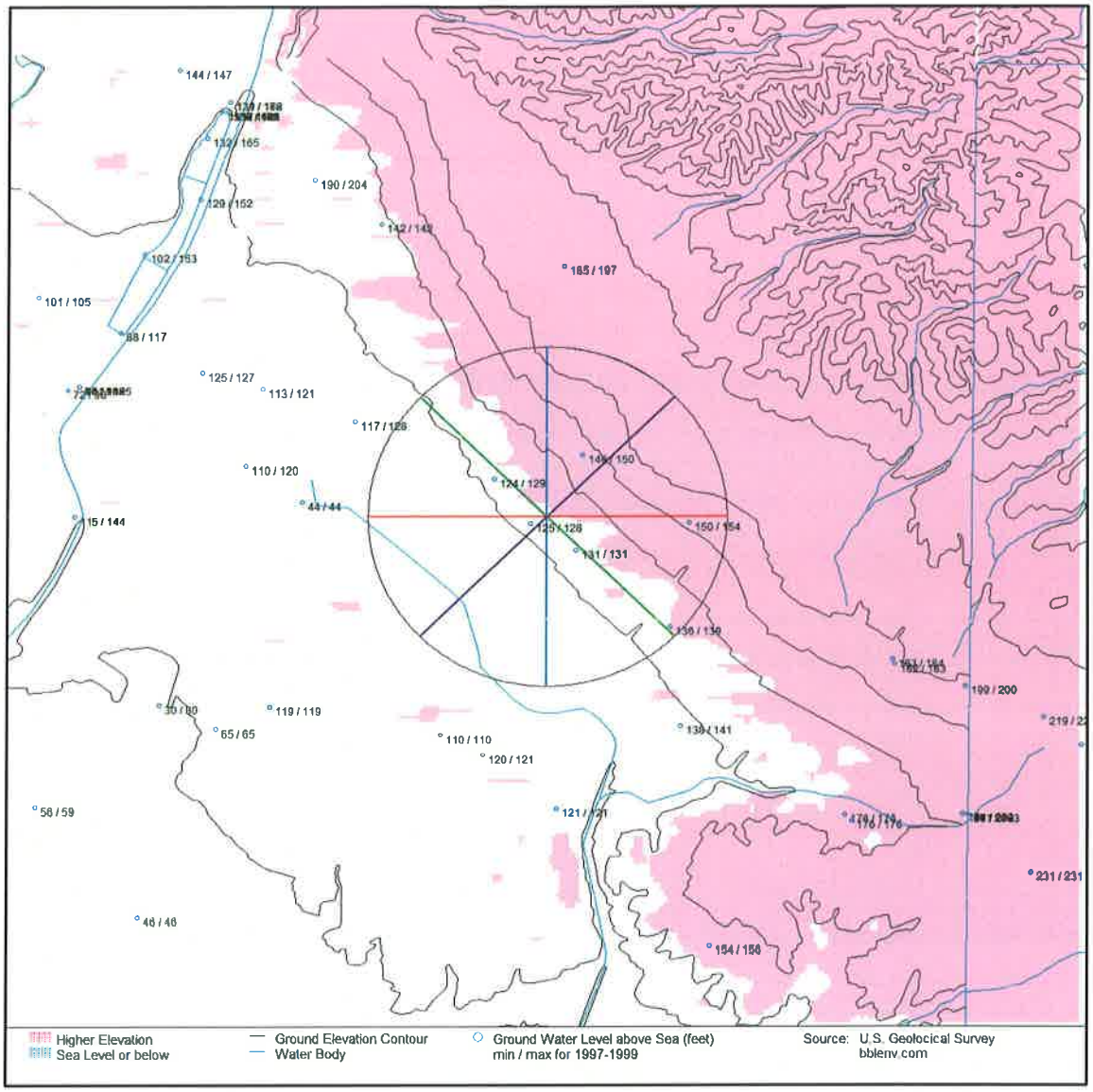
County: LOS ANGELES

AREA RADON ESTIMATES
LOS ANGELES County (69 sites tested)

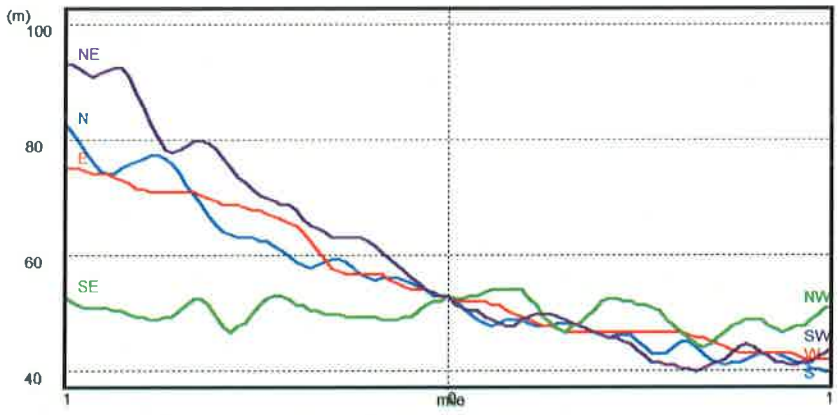
| | | |
|---|---|---|
| <2 | pCi/L | 92.8% |
| 2-4 | pCi/L | 5.8 % |
| 4-8 | pCi/L | 1.4 % |
| 8-20 | pCi/L | 0.0 % |
| 20 > | pCi/L | 0.0% |

Source: U.S. Dept of Interior, Geological Survey
WHITTIER, CA 1981

TOPOGRAPHIC MAP OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
13001 LAMBERT RD, WHITTIER




Elevation Contour overview map (6*6 mile)




Elevation Profiles (±1 mile)

CONTOUR DATA IN THE VICINITY OF THE SUBJECT SITE LOCATED AT
13001 LAMBERT RD, WHITTIER



Scale: 1 inch to 500 feet

UTM North is straight up

Longitude: -118° 2' 28.3"
Latitude: 33° 57' 39.4"

UTM Easting: 403799 meters
UTM Northing: 3758122 meters
UTM Zone: NAD 11

County: LOS ANGELES

Project:
Quadrangle:
Date: Recent
Film Type: Black & White

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT 13001 LAMBERT RD, WHITTIER

# TABLE (1)

## LIST OF FEDERAL, STATE & REGIONAL RECORDS SEARCHED

# REGULATORY RECORDS RESEARCH

The purpose of this Regulatory Records Research is to establish potential environmental issues at the subject site and adjacent properties in accordance with the Active ASTM Standard E-1527-13 record review requirements and 40 CFR 312.26 Compliant; Reviews of Federal, State, Tribal, and local government records.

| REGULATORY RECORDS SUMMARY | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Environmental Concerns** | **Pg #** | **Search Dist** | **Site** | **< 1/8** | **1/8-1/4** | **1/4-1/2** | **1/2-1/1** | **area** | **un kwn** | **total** |
| 1 National Priority List | 22 | 1 mile | | | | | 1 | | | 1 |
| SEMS (CERCLIS) | 28 | 1/2 mile | | | | | | | | |
| NFRAP | 28 | 1/2 mile | | | | | 2 | | 1 | 3 |
| Federal Facilities | 29 | 1/2 mile | | | | | | | | |
| 1 Emergency Response Notification System | 29 | 1/4 mile | | | 1 | 1 | | | | 2 |
| Hazardous Material Incident Report System | 30 | subject | | | | | | | | |
| Targeted Brownfields Assessments | 30 | 1/2 mile | | | | | | | | |
| Site Enforcement Tracking System | 31 | 1/2 mile | | | | | | | 1 | 1 |
| Enforcement Docket (DOCKET/CDETS) | 31 | 1/4 mile | | | | | | | | |
| C-Docket | 31 | 1/4 mile | | | | | | | | |
| 1 Integrated Compliance Information System | 31 | 1/2 mile | | | 1 | | 2 | | | 3 |
| CORRACTS | 32 | 1 mile | | | | | | | | |
| RCRA - TSD Facilities | 33 | 1/2 mile | | | | | | | | |
| 1 Clandestine Drug Laboratories | 33 | 1/2 mile | | | | 1 | | | | 1 |
| Indian LUST/VCP/UST | 33 | 1/2 mile | | | | | | | | |
| 1 Federal Lead | 34 | 1 mile | | | | | 1 | | | 1 |
| State Response | 35 | 1/2 mile | | | | | | | | |
| Voluntary Cleanup Program | 35 | 1/2 mile | | | | | | | | |
| Properties Needing Further Evaluation | 36 | 1/2 mile | | | | | | | | |
| Military Evaluation Sites | 36 | 1/2 mile | | | | | | | | |
| Expedited Remedial Action | 36 | 1/2 mile | | | | | | | | |
| Border Zone | 37 | 1/2 mile | | | | | | | | |
| School Property Evaluation Program | 37 | 1/4 mile | | | | | | | | |
| SMBRPD Land Use Restrictions | 37 | 1/2 mile | | | | | | | | |
| HWMP Deed/Land Use Restrictions | 37 | 1/2 mile | | | | | | | | |
| Corrective Action | 38 | 1/2 mile | | | | | | | | |
| Historical Sites | 38 | 1/2 mile | | | | | 1 | | | 1 |
| 1 CALSITES - No Further Action | 38 | 1/4 mile | | | 1 | | | | 2 | 3 |
| Cortese | 39 | 1/2 mile | | | | | | | | |
| 13 Leaking Underground Storage Tanks | 40 | 1/2 mile | | 1 | 3 | 9 | 3 | | | 16 |
| Solid Waste Information System | 94 | 1 mile | | | | | | | | |
| Well Investigation Program | 95 | 1 mile | | | | | | | | |
| Drinking Water Program | 95 | 1/2 mile | | | | | | | | |
| 2 Toxic Releases | 95 | 1/2 mile | | | | 2 | 2 | | 1 | 5 |
| Land Disposal Sites | 95 | 1/2 mile | | | | | | | | |
| Toxic Pits | 95 | 1 mile | | | | | | | | |
| Solid Waste Assessment Test | 96 | 1 mile | | | | | | | | |
| Environmental Concern References | | | | 1 | 6 | 13 | 12 | | 5 | 37 |
| Environmental Concern Sites | | | | 1 | 6 | 11 | 7 | | 4 | 29 |
| **Operating Permits** | | | | | | | | | | |
| 4 RCRA Generators | 97 | 1/4 mile | | 1 | 3 | 5 | | | | 9 |
| SARA Title III,section 313 (TRIS) | 97 | 1/4 mile | | | | | | | | |
| Nuclear Regulatory Commission Licensees | 98 | 1/4 mile | | | | | | | | |
| PCB Waste Handlers Database | 99 | 1/4 mile | | | | | | | | |
| Permit Compliance System (PCS) | 99 | 1/4 mile | | | | | | | | |
| AIRS Facility System (AFS) | 99 | 1/4 mile | | | | | | | | |
| 1 Section Seven Tracking System | 99 | 1/4 mile | | | 1 | | | | | 1 |
| FIFRA/TSCA tracking system | 100 | 1/4 mile | | | | 1 | | | | 1 |
| Federal Facilities Information System (FFIS) | 100 | 1/4 mile | | | | | | | | |
| Chemicals in Commerce Information System | 100 | 1/4 mile | | | | | | | | |
| FINDS EPA Facility Index System | 100 | 1/4 mile | | | | | | | | |
| 24 + Hazardous Waste Information System | 101 | 1/4 mile | 1 | 7 | 17 | 19 | | | 1 | 45 |
| 2 Underground Storage Tanks | 101 | 1/4 mile | | 1 | 1 | 1 | | | | 3 |
| Operating Permits References | | | 1 | 9 | 22 | 26 | | | 1 | 59 |
| Operating Permits Sites | | | 1 | 7 | 14 | 18 | | | | 40 |
| **Total References** | | | **1** | **10** | **28** | **39** | **12** | | **6** | **96** |
| **Total Sites** | | | **1** | **8** | **20** | **29** | **7** | | **4** | **69** |

* The classification by distance takes into consideration physical property sizes by assuming a standard size

# TABLE (2)

## ENVIRONMENTAL CONCERNS WITHIN 1.0-MILE RADIUS

# KNOWN ENVIRONMENTAL CONCERNS

| ADDRESS | CITY | LOCATION | SOURCE | STATUS | PAGE | MAP LOC | DIR |
|---|---|---|---|---|---|---|---|
| **KNOWN ENVIRONMENTAL CONCERNS, WITHIN 1/4 MILE OF THE SUBJECT SITE** | | | | | | | |
| 13010 LAMBERT RD | WHITTIER | ARCO #0211 | LT | CLSD | 40 | 4 | SW |
| | | SONU & TONY GAS MART | HW | | 103 | | |
| | | BP WEST COAST PRODUCTS LLC 002 | HW | | 103 | | |
| | | ARCO PRODUCTS #00211 | UT | 2014 | 111 | | |
| | | ARCO PRODUCTS COMPANY | HW | | 103 | | |
| 8319 S GREENLEAF AVE | WHITTIER | CHAMPION CHEM CORP | IS | | 31 | 11 | NE |
| | | CHAMPION CHEMICAL COMPANY | IS | | 32 | | |
| | | CHAMPION CHEMICAL CO | HW | | 104 | | |
| | | DAVID ELLIS | HW | | 104 | | |
| | | CHAMPION CHEMICAL CO | PE | | 100 | | |
| | | CHAMPION CHEMICAL CO | HW | | 104 | | |
| | | CHAMPION CHEMICAL CO | FT | | 101 | | |
| | | CHAMPION CHEM CORP | FT | | 101 | | |
| | | CHAMPION CHEM CORP | PE | | 101 | | |
| 8365 S GREENLEAF AVE | WHITTIER | GREENLEAF FURNITURE COMPANY | AN | NFA | 38 | 12 | NE |
| 8803 S PAINTER AVE | WHITTIER | TOSCO/UNOCAL #30685 | LT | A&IR | 45 | 15 | SE |
| PAINTER & LAMBERT ST | WHITTIER | MODERN CRAFT | ER | | 30 | 18 | SE |
| 12612 LAMBERT RD | WHITTIER | TUNE TECH | LT | CLSD | 53 | 25 | NW |
| | | KATHERINE BERRY | HW | | 106 | | |
| 13422 LAMBERT RD | WHITTIER | AMERICA TRANSMISSION | LT | CLSD | 53 | 26 | SE |
| | | AMERICO TRANSMISSION & RADIATO | RN | S | 98 | | |
| | | AMERICO TRANSMISSION & RADIATO | HW | | 107 | | |
| **KNOWN ENVIRONMENTAL CONCERNS, WITHIN 1/4 - 1/2 MILE OF THE SUBJECT SITE** | | | | | | | |
| 13241 DUNTON DR | WHITTIER | | ER | | 30 | 35 | S |
| 8438 SANTA FE SPRINGS RD | WHITTIER | 7-11 #18470 | LT | CLSD | 53 | 36 | NW |
| | | 7-ELEVEN STORE 2114-18470/ WPD | RN | | 98 | | |
| | | 7-ELEVEN STORE 2114-18470/ WPD | HW | | 108 | | |
| 12559 LAMBERT RD | WHITTIER | G & M OIL #16 | LT | | 53 | 46 | NW |
| | | G & M OIL COMPANY INC | HW | | 110 | | |
| | | G&M OIL CO #016 | UT | 2014 | 111 | | |
| 13003 E WHITTIER BLVD | WHITTIER | WHITTIER LINCOLN MERCURY | LT | CLSD | 75 | 51 | NE |
| 12920 E WHITTIER BLVD, & GREENLEAF RD | WHITTIER | WALGREENS INDUSTRIAL PROPERTY | LT | NRA | 76 | 52 | NE |
| 12920 E WHITTIER BLVD, & GREEN | WHITTIER | WALGREENS INDUSTRIAL PROPERTY | NT | CLSD | 95 | 52 | NE |
| 12911 E WHITTIER BLVD | WHITTIER | G & M OIL #23 | LT | A&IR | 76 | 53 | NE |
| 13119 E WHITTIER BLVD | WHITTIER | GTE CALIFORNIA, INC. | LT | CLSD | 84 | 54 | NE |
| 12508 LAMBERT RD | WHITTIER | AMERICAN MEDICAL ENTERPRISES | LT | | 84 | 55 | NW |
| 8171 WASHINGTON AVE | WHITTIER | | LB | | 33 | 56 | NE |
| | | | LB | | 33 | | |
| 9151 PAINTER AVE | WHITTIER | ARCO AM/PM #1661 | NT | NRA | 95 | 57 | S |
| | | ARCO #1661 | LT | CLSD | 87 | | |
| 12604 E WHITTIER BLVD | WHITTIER | RAINBOW CAR WASH | LT | CLSD | 93 | 58 | N |
| | | RAINBOW CAR WASH | LT | NRA | 94 | | |
| **KNOWN ENVIRONMENTAL CONCERNS, WITHIN 1/2 - 3/4 MILE OF THE SUBJECT SITE** | | | | | | | |
| WASHINGTON BLVD & PUTNAM ST | WHITTIER | VACANT LOT, WHITTIER | NF | | 29 | 59 | N |
| 12520 E WHITTIER BLVD | WHITTIER | SKATELAND BUILDING | IS | | 32 | 60 | N |
| 12504 E WHITTIER BLVD | WHITTIER | OMEGA CHEMICAL CORP | FL | | 34 | 61 | N |
| 12504 E WHITTIER BLVD, 12504 - 12512 - | WHITTIER | OMEGA CHEMICAL SITE PRP ORGANI | NL | C | 22 | 61 | N |
| | | OMEGA CHEMICAL SITE PRP ORGANI | RV | | 32 | | |
| | | OMEGA CHEMICAL SITE PRP ORGANI | IS | | 32 | | |
| 12504 E WHITTIER BLVD | WHITTIER | OMEGA RECOVERY FACILITY | LT | NRA | 94 | 61 | N |
| 12504 E WHITTIER BLVD, 12504 & 12512 | WHITTIER | OMEGA CHEMICAL SITE PRP ORGANI | VC | NRA | 35 | 61 | N |

| ADDRESS | CITY | LOCATION | SOU-RCE | STA-TUS | PA GE | MAP LOC | DIR |
|---|---|---|---|---|---|---|---|
| 12504 E WHITTIER BLVD | WHITTIER | OMEGA RECOVERY FACILITY | NT | INACT | 96 | 61 | N |
| | | OMEGA RECOVERY FACILITY | NT | NRA | 96 | | |
| 12504 E WHITTIER BLVD,12504 & 12512 | WHITTIER | OMEGA CHEMICAL SITE PRP ORGANI | CA | | 38 | 61 | N |
| 12504 E WHITTIER BLVD, 12504 & 12512 | WHITTIER | OMEGA CHEMICAL SITE PRP ORGANI | EP | | 36 | 61 | N |
| | | OMEGA CHEMICAL SITE PRP ORGANI | ME | | 36 | | |
| 12471 WASHINGTON BLVD | WHITTIER | FRED RIPPY INC | HI | | 38 | 62 | NW |
| | | RIPPY FRED R INC | NF | | 29 | | |
| 7954 S GREENLEAF AVE | WHITTIER | WHITTIER AREA FED CREDIT UNION | LT | CLSD | 94 | 63 | NE |
| 12500 SLAUSON AVE | SANTA FE SPRINGS | SLAUSON DISTRIBUTION CENTER | NT | NRA | 96 | 64 | W |
| | | SLAUSON DISTRIBUTION CENTER | NT | CLSD | 96 | | |
| 12376 WASHINGTON BLVD | WHITTIER | CHEVRON #9-7441 | LT | CLSD | 94 | 65 | NW |

## SITES WITH UNKNOWN OR NON-SPECIFIC LOCATION

| | | | | | |
|---|---|---|---|---|---|
| PO BOX 4366 | WHITTIER | EDWARDS MARKETING INC. | SE | | 31 |
| SANTA FE SPRINGS | SANTA FE SPRINGS | LARWIL CONSULTANTS/PLATING OPE | NF | | 29 |
| SANTA FE SPRINGS RD | SANTA FE SPRINGS | MOBILE JALK FEE OIL PRODUCTION | NT | NRA | 96 |
| | | BISHOP OIL COMPANY | AN | NFA | 39 |
| | | BARNHART-MORROW CONSTRUCTION | AN | NFA | 39 |
| | | OIL LINES, INC | AN | NFA | 39 |
| E WHITTIER BLVD | WHITTIER | WESTWELL CHEM CO | AN | NFA | 39 |

# OPERATING PERMITS ONLY

| ADDRESS | CITY | LOCATION | SOURCE | STATUS | PAGE | MAP LOC | DIR |
|---|---|---|---|---|---|---|---|
| **OPERATING PERMITS ONLY, WITHIN 1/4 MILE OF THE SUBJECT SITE** | | | | | | | |
| 13001 LAMBERT RD | WHITTIER | HARVEY'S FOREIGN CAR SERVICE | HW | | 102 | 1 | |
| 8659 S GREENLEAF AVE | WHITTIER | RUSS & SON VW REPAIR | HW | | 102 | 2 | NW |
| 8647 S GREENLEAF AVE | WHITTIER | WEB PAINTING & WALL COVERING | HW | | 103 | 3 | N |
| 8632 S GREENLEAF AVE | WHITTIER | GASPAR GURROLA | HW | | 103 | 5 | N |
| 12915 E HELMER DR | WHITTIER | EVERGREEN SCHOOL | HW | | 103 | 6 | N |
| 12922 DANBROOK DR | WHITTIER | CATHY CHEN | HW | | 103 | 7 | W |
| 8643 SHOEMAKER AVE | WHITTIER | ROADWEST OIL COMPANY | RN | | 98 | 8 | SE |
| 12828 DANBROOK DR | WHITTIER | VALLOTTON, JACQUELIN | HW | | 104 | 9 | W |
| 12802 DANBROOK DR | WHITTIER | LOS COUNTY SHERIFF'S DEPT | HW | | 104 | 10 | W |
| 8806 PAINTER AVE | WHITTIER | GERKEY & SONS LUBE PITSTOP | HW | | 104 | 13 | SE |
| 8738 PAINTER AVE, UNIT A | WHITTIER | J & R AUTO CENTER | HW | | 104 | 14 | SE |
| 8803 PAINTER AVE | WHITTIER | UNOCAL SVC STA #4606 | RN | | 98 | 16 | SE |
| | | CONOCO PHILLIPS # 254606 | HW | | 105 | | |
| | | UNICALSTA #4606 | HW | | 105 | | |
| | | TOSCO/UNOCAL #30685 | UT | 2014 | 111 | | |
| | | TOSCO CORPORATION, STATION # 3 | HW | | 105 | | |
| | | UNOCAL SERVICE STATION #4606 | HW | | 105 | | |
| 13420 LAMBERT RD | WHITTIER | PIETRO DINOTO | HW | | 105 | 17 | SE |
| 8823 PAINTER AVE | WHITTIER | MIKE'S AUTO REPAIR | HW | | 105 | 19 | SE |
| 8823 PAINTER AVE,UNITS A & B | WHITTIER | PURRFECT AUTO #109 | HW | | 105 | 19 | SE |
| 8827 PAINTER AVE | WHITTIER | TERRY'S LAWNMOWER | HW | | 105 | 20 | SE |
| 8831 PAINTER AVE,STE A-1 | WHITTIER | AFFORDABLE DISCOUNT MUFFLER | HW | | 106 | 21 | SE |
| 8831 PAINTER AVE,#A1 | WHITTIER | ALL TUNE & LUBE | HW | | 106 | 21 | SE |
| 8831 PAINTER AVE,STE B-2 | WHITTIER | P&J CARBURETORS | HW | | 106 | 21 | SE |
| 12726 FOXLEY DR | WHITTIER | DISPOSAL CONTROL | HW | | 106 | 22 | W |
| 8858 PAINTER AVE | WHITTIER | MIKE'S Z | HW | | 106 | 23 | SE |
| 13419 LAMBERT RD | WHITTIER | 60 MINUTES TUNE | HW | | 106 | 24 | SE |
| | | SPEE DEE OIL CHANGE AND TUNE U | HW | | 106 | | |
| | | SPEE DEE OIL CHANGE AND TUNE U | RN | S | 98 | | |
| 13428 LAMBERT RD | WHITTIER | JIM AUTO | HW | | 107 | 27 | SE |
| 13215 OVAL DR | WHITTIER | LEE PERRY'S FORKLIFT SERVICE | HW | | 107 | 28 | S |
| 13432 LAMBERT RD | WHITTIER | SYSTEMS TECHNOLOGY CO | HW | | 107 | 29 | SE |
| **OPERATING PERMITS ONLY, WITHIN 1/4 - 1/2 MILE OF THE SUBJECT SITE** | | | | | | | |
| 8910 PAINTER AVE | WHITTIER | MODERNE KRAFT ROOFING COMPANY, | HW | | 107 | 30 | SE |
| 13434 LAMBERT RD | WHITTIER | UNIT 4 | HW | | 107 | 31 | SE |
| 12709 DUNTON DR | WHITTIER | PATRICIO BANDAPPLE | HW | | 108 | 32 | W |
| 13438 LAMBERT RD | WHITTIER | WHEATLAND REX | HW | | 108 | 33 | SE |
| | | WHEATLAND CONSTRUCTION CO | HW | | 108 | | |
| 13433 LAMBERT RD | WHITTIER | BRAKE EXPRESS | HW | | 108 | 34 | SE |
| 13433 LAMBERT RD,UNIT E | WHITTIER | B&D BRAKE STOP | HW | | 108 | 34 | SE |
| 8930 PAINTER AVE | WHITTIER | CRESTWOOD APTS. | FT | | 101 | 37 | S |
| 8201 S GREENLEAF AVE | WHITTIER | WALGREENS #5649 | RN | E | 99 | 38 | NE |
| | | WALGREENS #5649 | HW | | 108 | | |

| ; ADDRESS | | | CITY | LOCATION | SOU-RCE | STA-TUS | PAGE | MAP LOC | DIR |
|---|---|---|---|---|---|---|---|---|---|
| 9024 | | VILLA DR | WHITTIER | SALVADOR & ABIGAIL ZUNIGA | HW | | 109 | **39** | W |
| 8514 | | PAINTER AVE, # J | WHITTIER | DOLLAR TREE #02956 | HW | | 109 | **40** | E |
| 8510 | S | PAINTER AVE | WHITTIER | RALPHS GROCERY #162 | HW | | 109 | **41** | E |
| 8508 | | PAINTER AVE | WHITTIER | RITE AID #5494<br>RITE AID #5494 | HW<br>RN | <br>L | 109<br>99 | **42** | E |
| 8508 | S | PAINTER AVE | WHITTIER | RITE AID #5494<br>THRIFTY WHITTIER | HW<br>RN | <br>S | 109<br>99 | **43** | E |
| 12541 | | LAMBERT RD | WHITTIER | W W SADOWINSKI MD INC | HW | | 109 | **44** | NW |
| 8345 | S | PAINTER AVE | WHITTIER | MARSHA COSPER | HW | | 110 | **45** | E |
| 8221 | | SANTA FE SPRINGS RD | WHITTIER | E CENICROS MOLDS INC | HW | | 110 | **47** | NW |
| 8330 | S | PAINTER AVE | WHITTIER | QUAD CLEANERS | HW | | 110 | **48** | E |
| 8330 | S | PAINTER AVE,UNIT D | WHITTIER | QUAD CLEANERS | RN | S | 99 | **48** | E |
| 8213 | | SANTA FE SPRINGS RD | WHITTIER | JENE JENSEN INC | HW | | 110 | **49** | NW |
| 12532 | | LAMBERT RD | WHITTIER | RIVERIA ENGINEERING | HW | | 110 | **50** | NW |

## SITES WITH UNKNOWN OR NON-SPECIFIC LOCATION

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | SANTA FE SPRINGS RD | SANTA FE SPRINGS | UNOCAL OIL OF CAL | AG | | **Error! Bookmark not defined.** | | |
| | PO BOX 3034 | WHITTIER | H B J J INC (DBA) | HW | | 111 | | |

# REFERENCED SOURCES

| | | | | | |
|---|---|---|---|---|---|
| NPL | NATIONAL PRIORITY LIST | | | | |
| CERCLA | SEMS (CERCLIS) | | | | |
| | CERCLIS | | | | |
| NFRAP | NFRAP | | | | |
| FedFac | FEDERAL FACILITIES | | | | |
| ERNS | EMERGENCY RESPONSE NOTIFICATION SYSTEM | | | | |
| HM | HAZARDOUS MATERIAL INCIDENT REPORT SYSTEM | | | | |
| TB | TARGETED BROWNFIELDS ASSESSMENTS | | | | |
| SETS | SITE ENFORCEMENT TRACKING SYSTEM | | | | |
| CDETS | ENFORCEMENT DOCKET (DOCKET/CDETS) | | | | |
| CD | C-DOCKET | | | | |
| IS | INTEGRATED COMPLIANCE INFORMATION SYSTEM | | | | |
| RV | CORRACTS | | | | |
| TSD | RCRA - TSD FACILITIES | | | | |
| | I Incinerator | D | Land Disposal | T | Storage/Treatment |
| LB | CLANDESTINE DRUG LABORATORIES | | | | |
| II | INDIAN LUST/VCP/UST | | | | |
| FL | FEDERAL LEAD | | | | |
| SR | STATE RESPONSE | | | | |
| VC | VOLUNTARY CLEANUP PROGRAM | | | | |
| FE | PROPERTIES NEEDING FURTHER EVALUATION | | | | |
| ME | MILITARY EVALUATION SITES | | | | |
| EP | EXPEDITED REMEDIAL ACTION | | | | |
| BZ | BORDER ZONE | | | | |
| SC | SCHOOL PROPERTY EVALUATION PROGRAM | | | | |
| LU | SMBRPD LAND USE RESTRICTIONS | | | | |
| DR | HWMP DEED/LAND USE RESTRICTIONS | | | | |
| CA | CORRECTIVE ACTION | | | | |
| HI | HISTORICAL SITES | | | | |
| CS-nfa | CALSITES - NO FURTHER ACTION | | | | |
| CS | CORTESE | | | | |
| LUST | LEAKING UNDERGROUND STORAGE TANKS | | | | |
| | 0 No action | 3B | Prel site assmnt underway | 7 | Remedial action underway |
| | 1 Leak being confirmed | 5C | Pollution characterization | 8 | Post remedial action monitoring |
| | 3A Site workplan submitted | 5R | Remediation plan | 9 | Case closed |
| SWIS | SOLID WASTE INFORMATION SYSTEM | | | | |
| WIP | WELL INVESTIGATION PROGRAM | | | | |
| WQ | DRINKING WATER PROGRAM | | | | |
| NT | TOXIC RELEASES | | | | |
| LD | LAND DISPOSAL SITES | | | | |
| | Land Disposal Sites | | | | |
| TP | TOXIC PITS | | | | |
| SW | SOLID WASTE ASSESSMENT TEST | | | | |
| RCRA | RCRA GENERATORS | | | | |
| | L Large Generator | T | Transporter | S | Small Generator |
| SARA | SARA TITLE III,SECTION 313 (TRIS) | | | | |
| Nucl | NUCLEAR REGULATORY COMMISSION LICENSEES | | | | |
| PCB | PCB WASTE HANDLERS DATABASE | | | | |
| | PCB Waste Handlers Database | | | | |
| | PCB Waste Handlers Database | | | | |
| | 03/08 | | | | |
| PCS | PERMIT COMPLIANCE SYSTEM (PCS) | | | | |
| AFS | AIRS FACILITY SYSTEM (AFS) | | | | |
| PE | SECTION SEVEN TRACKING SYSTEM | | | | |
| FIFRA | FIFRA/TSCA TRACKING SYSTEM | | | | |
| FIFS | FEDERAL FACILITIES INFORMATION SYSTEM (FFIS) | | | | |
| CICIS | CHEMICALS IN COMMERCE INFORMATION SYSTEM | | | | |
| FN | FINDS EPA FACILITY INDEX SYSTEM | | | | |
| HWIS | HAZARDOUS WASTE INFORMATION SYSTEM | | | | |
| UST | UNDERGROUND STORAGE TANKS | | | | |

# ATTACHMENT (A)

## ENVIRONMENTAL QUESTIONNAIRE

**6. Transaction Screen Questionnaire**

6.1 *Persons to Be Questioned*——The following questions should be asked of (*1*) the current *owner* of the *property*, (*2*) any major *occupant* of the *property* or, if the *property* does not have any major *occupants*, at least 10% of the *occupants* of the *property*, and (*3*) in addition to the current *owner* and the *occupants* identified in (*2*), any *occupant* likely to be using, treating, generating, storing, or disposing of *hazardous substances* or *petroleum products* on or from the *property*. A major *occupant* is any *occupant* using at least 40% of the leasable area of the property or any anchor tenant when the *property* is a shopping center. In a multifamily property containing both residential and commercial uses, the *preparer* does not need to ask questions of the residential *occupants*. The *preparer* should ask each person to answer all questions to the best of the respondent's *actual knowledge* and in good faith. When completing the *site visit* column, the *preparer* should be sure to observe the *property* and any buildings and other structures on the *property*. The guide provides further details on the appropriate use of this questionnaire.

Description of Site: Address:

13001 Lambert Road

Whittier, California 90602

Commercial Property / 5-unit Retail Plaza

| Question | Owner[1] | | | Occupants (if applicable) | | | Observed During Site Visit | |
|---|---|---|---|---|---|---|---|---|
| 1a. Is the *property* used for an industrial use? | Yes | No | Unk | Yes | No | Unk | Yes | (No) |
| 1b. Is any *adjoining property* used for an industrial use? | Yes | No | Unk | Yes | No | Unk | Yes | (No) |
| 2a. Did you observe evidence or do you have any prior knowledge that the *property* has been used for an industrial use in the past? | Yes | No | Unk | Yes | No | Unk | Yes | (No) |
| 2b. Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used for an industrial use in the past? | Yes | No | Unk | Yes | No | Unk | Yes | (No) |
| 3a. Is the *property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)? | Yes | No | Unk | Yes | No | Unk | (Yes) | No<br>Auto Repair |
| 3b. Is any *adjoining property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)? | Yes | No | Unk | Yes | No | Unk | (Yes) | No<br>gas station |
| 4a. Did you observe evidence or do you have any prior knowledge that the *property* has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)? | Yes | No | Unk | Yes | No | Unk | (Yes) | No<br>gas station |
| 4b. Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)? | Yes | No | Unk | Yes | No | Unk | (Yes) | No<br>gas station |
| 5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility? | Yes | No | Unk | Yes | No | Unk | Yes | (No) |
| 5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility? | Yes | No | Unk | Yes | No | Unk | Yes | (No) |
| 6a. Are there currently any industrial *drums* (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility? | Yes | No | Unk | Yes | No | Unk | (Yes) | No |
| 6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial *drums* (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility? | Yes | No | Unk | Yes | No | Unk | (Yes) | No |
| 7a. Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the property that originated from a contaminated site? | Yes | No | Unk | Yes | No | Unk | Yes | (No) |

[1] Unk = "unkown" or "no response"

Copyright © 1996 AMERICAN SOCIETY FOR TESTING AND MATERIALS, West Conshohocken, PA
This document is an excerpt of E 1528-96: Standard Practice for Environmental Site Assessments: Transaction Screen Process, which is under the jurisdiction of ASTM Committee E-50 on Environmental Assessment and is the direct responsibility of Subcommittee E 50.02 on Commercial Real Estate Transactions. This questionnaire represents only Sections 5 and 6 of Practice E 1528-96 and should not be construed as being the complete standard. It is necessary to refer to the full standard prior to using this questionnaire. For the complete standard, or to order additional copies of this questionnaire, contact ASTM Customer Service at (610) 832-9585.

| Question | Owner | | | Occupants (if applicable) | | | Observed During Site Visit | |
|---|---|---|---|---|---|---|---|---|
| 7b. Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the property that is of an unknown origin? | Yes | No | Unk | Yes | No | Unk | (Yes) | No |
| 8a. Are there currently any *pits, ponds*, or *lagoons* located on the *property* in connection with waste treatment or waste disposal? | Yes | No | Unk | Yes | No | Unk | Yes | (No) |
| 8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any *pits, ponds*, or *lagoons* located on the *property* in connection with waste treatment or waste disposal? | Yes | No | Unk | Yes | No | Unk | Yes | (No) |
| 9a. Is there currently any stained soil on the *property*? | Yes | No | Unk | Yes | No | Unk | Yes | (No) |
| 9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the *property*? | Yes | No | Unk | Yes | No | Unk | Yes | (No) |
| 10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the *property*? | Yes | No | Unk | Yes | No | Unk | Yes | (No) |
| 10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the *property*? | Yes | No | Unk | Yes | No | Unk | (Yes) | No |
| 11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*? | Yes | No | Unk | Yes | No | Unk | Yes | (No) |
| 11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*? | Yes | No | Unk | Yes | No | Unk | (Yes) | No |
| 12a. Are there currently any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors? | Yes | No | Unk | Yes | No | Unk | Yes | (No) |
| 12b. Did you observe evidence or do you have any prior knowledge that there have been previously any flooring, drains, or walls within the facility that were stained by substances other than water or were emitting foul odors? | Yes | No | Unk | Yes | No | Unk | Yes | (No) |
| 13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system? | Yes | No | Unk | Yes | No | Unk | Yes | (No) |
| 13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency? | Yes | No | Unk | Yes | No | Unk | Yes | (No) |
| 14. Does the *owner* or *occupant* of the *property* have any knowledge of *environmental liens* or governmental notification relating to past or recurrent violations of environmental laws with respect to the *property* or any facility located on the *property*? | Yes | No | Unk | Yes | No | Unk | | |
| 15a. Has the *owner* or *occupant* of the *property* been informed of the past existence of *hazardous substances* or *petroleum products* with respect to the *property* or any facility located on the *property*? | Yes | No | Unk | Yes | No | Unk | | |
| 15b. Has the *owner* or *occupant* of the *property* been informed of the current existence of *hazardous substances* or *petroleum products* with respect to the *property* or any facility located on the *property*? | Yes | No | Unk | Yes | No | Unk | | |
| 15c. Has the *owner* or *occupant* of the *property* been informed of the past existence of environmental violations with respect to the *property* or any facility located on the *property*? | Yes | No | Unk | Yes | No | Unk | | |
| 15d. Has the *owner* or *occupant* of the *property* been informed of the current existence of environmental violations with respect to the *property* or any facility located on the *property*? | Yes | No | Unk | Yes | No | Unk | | |
| 16. Does the *owner* or *occupant* of the *property* have any knowledge of any *environmental site assessment* of the *property* or facility that indicated the presence of *hazardous substances* or *petroleum products* on, or contamination of, the *property* or recommended further assessment of the *property*? | Yes | No | Unk | Yes | No | Unk | | |

**Copyright © 1996 AMERICAN SOCIETY FOR TESTING AND MATERIALS, West Conshohocken, PA**
This document is an excerpt of E 1528-96: Standard Practice for Environmental Site Assessments: Transaction Screen Process, which is under the jurisdiction of ASTM Committee E-50 on Environmental Assessment and is the direct responsibility of Subcommittee E 50.02 on Commercial Real Estate Transactions. This questionnaire represents only Sections 5 and 6 of Practice E 1528-96 and should not be construed as being the complete standard. It is necessary to refer to the full standard prior to using this questionnaire. For the complete standard, or to order additional copies of this questionnaire, contact ASTM Customer Service at (610) 832-9585.

| Question | Owner | | | Occupants (if applicable) | | | Observed During Site Visit | |
|---|---|---|---|---|---|---|---|---|
| 17. Does the *owner* or *occupant* of the *property* know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any *hazardous substance* or *petroleum products* involving the *property* by any owner or occupant of the *property*? | Yes | No | Unk | Yes | No | Unk | | |
| 18a. Does the *property* discharge waste water, on or adjacent to the *property*, other than storm water, into a storm water sewer system? | Yes | No | Unk | Yes | No | Unk | Yes | (No) |
| 18b. Does the *property* discharge waste water, on or adjacent to the *property*, other than storm water, into a sanitary sewer system? | Yes | No | Unk | Yes | No | Unk | Yes | (No) |
| 19. Did you observe evidence or do you have any prior knowledge that any *hazardous substances* or *petroleum products*, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the *property*? | Yes | No | Unk | Yes | No | Unk | Yes | (No) |
| 20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs? | Yes | No | Unk | Yes | No | Unk | Yes | (No) |

## Government Records/Historical Sources Inquiry
(See guide, Section 10 of ASTM Practice E 1528-96)

21. Do any of the following Federal government record systems list the *property* or any *property* within the circumference of the area noted below:

| | | |
|---|---|---|
| *National Priorities List (NPL)* —within 1.0 mile (1.6 km)? | (Yes) | No |
| *CERCLIS List*—within 0.5 mile (0.8 km)? | Yes | (No) |
| *RCRA CORRACTS Facilities*—within 1.0 mile (1.6 km)? | (Yes) | No |
| *RCRA non-CORRACTS TSD Facilities*—within 1.5 mile (0.8 km)? | Yes | (No) |

22. Do any of the following state record systems list the *property* or any *property* within the circumference of the area noted below:

| | | |
|---|---|---|
| List maintained by state environmental agency of *hazardous waste* sites identified for investigation or remediation that is the state agency equivalent to *NPL*—within approximately 1.0 mile (1.6 km)? | (Yes) | No |
| List maintained by state environmental agency of sites identified for investigation or remediation that is the state equivalent to *CERCLIS* within 0.5 mile (0.8 km)? | Yes | (No) |
| Leaking Underground Storage Tank (LUST) List—within 0.5 mile (0.8 km)? | (Yes) | No |
| Solid Waste/Landfill Facilities—within 0.5 mile (0.8 km)? | Yes | (No) |

23. Based upon a review of *fire insurance maps* or consultation with the local fire department serving the *property*, all as specified in the guide, are any buildings or other improvements on the *property* or on an *adjoining property* identified as having been used for an industrial use or uses likely to lead to contamination of the *property*? Yes No (N/A)

Copyright © 1996 AMERICAN SOCIETY FOR TESTING AND MATERIALS, West Conshohocken, PA
This document is an excerpt of E 1528-96, Standard Practice for Environmental Site Assessments: Transaction Screen Process, which is under the jurisdiction of ASTM Committee E-50 on Environmental Assessment and is the direct responsibility of Subcommittee E 50.02 on Commercial Real Estate Transactions. This questionnaire represents only Sections 5 and 6 of Practice E 1528-96 and should not be construed as being the complete standard. It is necessary to refer to the full standard prior to using this questionnaire. For the complete standard, or to order additional copies of this questionnaire, contact ASTM Customer Service at (610) 832-9585.

# ATTACHMENT (B)

## BBL HISTORICAL TENANT REPORT

## Parcel Details

- Property records are kept at the East District Office
- How frequently is this site updated? (and other FAQs)

### Property Information

| | |
|---|---|
| **Assessor's ID No:** | 8165-019-021 |
| **Address:** | 13001 LAMBERT RD<br>WHITTIER CA 90602 |
| **Property Type:** | Commercial / Industrial |
| **Region / Cluster:** | 27 / 27627 |
| **Tax Rate Area (TRA):** | 13864 |

- View Assessor Map
- View Index map

### Recent Sales Information

**Latest Sale Date:**

**Indicated Sale Price:**

Search for Recent Sales

### 2016 Roll Values

| | |
|---|---|
| **Recording Date:** | 05/09/2007 |
| **Land:** | $1,372,840 |
| **Improvements:** | $155,048 |
| **Personal Property:** | $0 |
| **Fixtures:** | $0 |
| **Homeowners' Exemption:** | $0 |
| **Real Estate Exemption:** | $0 |
| **Personal Property Exemption:** | $0 |
| **Fixture Exemptions:** | $0 |

- 2016 Annual taxes
- Property tax payment FAQs
- Estimate supplemental taxes

### Property Boundary Description

RESURVEY OF GUNN AND HAZZARD'S PLAT OF THE CULLEN TRACT LOT COM AT MOST W COR OF LOT 16 TR # 14569 TH S 39¢30' W 193.58 FT TH NW ON NE LINE OF LAMBERT RD ... SEE MAPBOOK FOR MISSING PORTION ... LOT 9

### Building Description

**Building Improvement 1**

| | |
|---|---|
| **Square Footage:** | 1,776 |
| **Year Build / Effective Year Built:** | 1955 / 1955 |
| **Bedrooms / Bathrooms** | 0 / 0 |
| **Units** | 0 |

**Building Improvement 2**

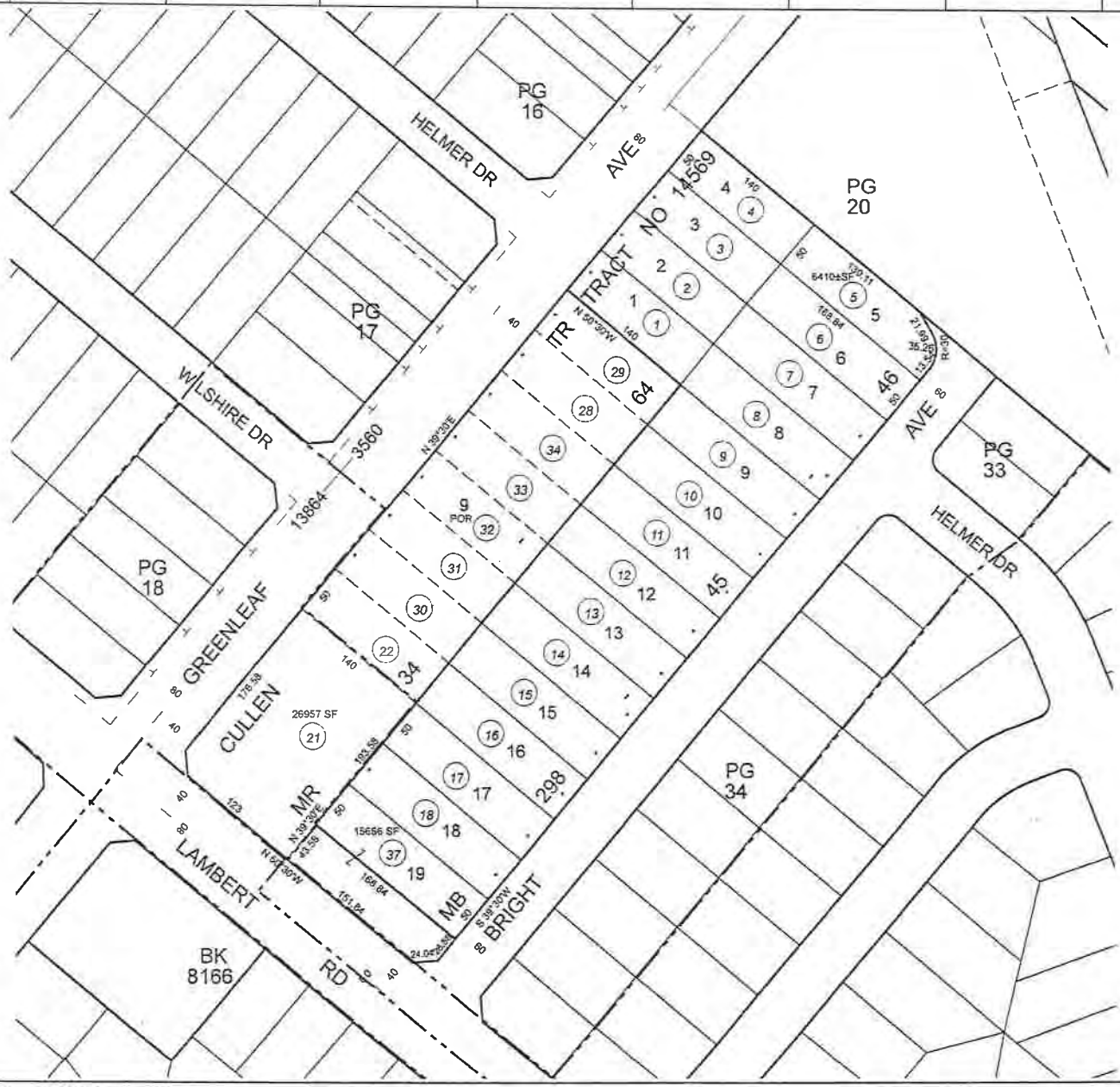
| | |
|---|---|
| **Square Footage:** | 1,120 |
| **Year Build / Effective Year Built:** | 1960 / 1960 |
| **Bedrooms / Bathrooms** | 0 / 0 |
| **Units** | 0 |




0 50 100ft

| 8165 | 19 SHEET | P A 1942-19 | TRA 3560 13864 | REVISED 821122601 920107 | 20051107 | | | | SEARCH NO | | OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002 |
|---|---|---|---|---|---|---|---|---|---|---|---|

2006



# HISTORICAL TENANT REPORT

## INTRODUCTION

The purpose of this Historical Tenant Report is to identify the tenants (be it the owner or lessee) of 13001 LAMBERT RD, WHITTIER over the last 50 years.

Sources for the research includes various city directories, street address directories and criss-cross directories published from 1920 forward. The actual site address as well as neighboring addresses on the same block are also investigated for informational purposes, and to cover a potential address change of the subject site.

BBL has used its best effort but makes no claims as to the completeness of the referenced sources or completeness of the search. For additional information call (619) 793-0641.

## DIRECTORY INFORMATION

The three general types of directories researched for the Historical Tenant Report are the 1) city directory, 2) street address directory, and 3) criss-cross directory. All three either are devoted to or have sections that list the Tenant and telephone number of given street addresses by their street name and address. These telephone directories, not as readily available to the public as white pages or yellow pages, are excellent for uncovering names, business names and the nature of businesses as listed by street address.

In addition to the actual site address the following neighboring addresses have been researched for commercial listings as well:

13010 LAMBERT RD
13318 LAMBERT RD

The actual site address, as it is known presently, is marked by blue text in the findings of the search as reported on the following pages.

## 2017

| | |
|---|---|
| **13001 LAMBERT RD** | **EASY PRINTING & GRAPHICS** |
| | **LAMBERT HAIR & NAILS** |
| | **MAY FLOWER** |
| | **SEASON SEATS** |
| | **SOTO UPHOLSTERY** |
| 13010 LAMBERT RD | AMPM |
| | ARCO |
| | CHASE ATM |
| 13318 LAMBERT RD | LAMBERT INN |
| **Source:** | **Combo1** |

## 2016

| | |
|---|---|
| **13001 LAMBERT RD** | **EASY PRINTING & GRAPHICS** |
| | **LAMBERT HAIR & NAILS** |
| | **MAY FLOWER** |
| | **SEASON SEATS** |
| | **SOTO UPHOLSTERY** |
| 13010 LAMBERT RD | AMPM |
| | ARCO |
| | CHASE ATM |
| 13318 LAMBERT RD | LAMBERT INN |
| **Source:** | **Combo1** |

## 2014

| | |
|---|---|
| **13001 LAMBERT RD** | **BROTHER'S AUTOMOTIVE** |
| | **HARVEY'S FOREIGN CAR SVC** |
| | **LAMBERT HAIR & NAILS** |
| | **MAY FLOWER** |
| | **SOTO UPHOLSTERY** |
| 13010 LAMBERT RD | AMPM |
| | CHASE ATM |
| 13318 LAMBERT RD | LAMBERT INN |
| **Source:** | **Combo1** |

## 2012

| | |
|---|---|
| **13001 LAMBERT RD** | **BROTHER'S AUTOMOTIVE** |
| | **HARVEY'S FOREIGN CAR SVC** |
| | **LAMBERT HAIR & NAILS** |
| | **MAY FLOWER** |
| | **SEASON SEATS** |
| | **SOTO UPHOLSTERY** |
| 13010 LAMBERT RD | AMPM |
| **Source:** | **Combo1** |

## 2010

| | |
|---|---|
| **13001 LAMBERT RD** | **BROTHER'S AUTOMOTIVE** |
| | **HARVEY'S FOREIGN CAR SVC** |
| | **LAMBERT HAIR & NAILS** |
| | **MAY FLOWER** |
| | **SOTO UPHOLSTERY** |
| 13010 LAMBERT RD | TONY & SONU CORP INC |
| 13318 LAMBERT RD | LAMBERT INN |
| **Source:** | **Combo1** |

## 2008

| | |
|---|---|
| **13001 LAMBERT RD** | **HARVEY'S FOREIGN CAR SVC** |
| | **MAY FLOWER** |

| | |
|---|---|
| | **SOTO UPHOLSTERY** |
| 13010 LAMBERT RD | AMPM MINI MART |
| 13318 LAMBERT RD | LAMBERT INN |
| **Source:** | **Combo1** |

## 2006

| | |
|---|---|
| **13001 LAMBERT RD** | **HARVEY'S FOREIGN CAR SVC** |
| | **M'S FLOWERS** |
| | **SOTO UPHOLSTERY** |
| 13010 LAMBERT RD | AMPM MINI MART |
| 13318 LAMBERT RD | LAMBERT INN |
| **Source:** | **Combo1** |

## 2004

| | |
|---|---|
| **13001 LAMBERT RD** | **HARVEY'S FOREIGN CAR SVC** |
| | **M'S FLOWERS** |
| | **SOTO UPHOLSTERY** |
| 13010 LAMBERT RD | MOTEN AMPM MINI MARKET |
| 13318 LAMBERT RD | LAMBERT INN |
| **Source:** | **Combo1** |

## 2000

| | |
|---|---|
| **13001 LAMBERT RD** | **HARVEY'S FOREIGN CAR SVC** |
| | **M'S FLOWERS** |
| | **SOTO UPHOLSTERY** |
| 13010 LAMBERT RD | MOTEN AM-PM MINI MARKET |
| 13318 LAMBERT RD | LAMBERT INN |
| **Source:** | **Combo1** |

## 1998

| | |
|---|---|
| **13001 LAMBERT RD** | **HARVEYS FOREIGN CAR SVC** |
| | **MS FLOWERS** |
| | **SOTO UPHOLSTERY** |
| **13010 LAMBERT RD** | **MOTEN AM-PM MINI MARKET** |
| **13318 LAMBERT RD** | **LAMBERT INN** |
| **Source:** | **Combo1** |

## 1994

| | |
|---|---|
| **13001 LAMBERT RD** | **HARVEYS FOREIGN CAR SERVICE** |
| | **MS FLOWERS** |
| | **TAPICERIA SOTO** |
| 13010 LAMBERT RD | MOTEN AM PM MINI MARKET |
| 13318 LAMBERT RD | LAMBERT INN |
| **Source:** | **Combo1** |

## 1990

| | |
|---|---|
| **13001 LAMBERT RD** | **HARVEYS FOREIGN CAR SERVICE** |
| | **MS FLOWERS** |
| 13010 LAMBERT RD | ANDYS AM PM MINI MARKET |

## 1986

| | |
|---|---|
| **13001 LAMBERT RD** | **HARVEYS FOREIGN CAR SERVICE** |
| | **MS FLOWERS** |
| 13010 LAMBERT RD | AHMAD AM PM MINI MARKET |

## 1982

| | |
|---|---|
| **13001 LAMBERT RD** | **HARVEYS FOREIGN CAR SERVICE** |
| 13010 LAMBERT RD | MIKKES ARCO |

## 1977

| | |
|---|---|
| **13001 LAMBERT RD** | **HARVEYS FOREIGN CAR SERVICE**<br>**WHITTIER CITROEN SALES** |
| 13010 LAMBERT RD | DEL REAL ARCO TIRE |

## 1972

| | |
|---|---|
| **13001 LAMBERT RD** | **MIKES FOREIGN CAR SERVICE**<br>**WHITTIER CITROEN SALES**<br>**URICH SERVICE STATION** |
| 13010 LAMBERT RD | SHIPKEY NO |

## 1967

| | |
|---|---|
| **13001 LAMBERT RD** | **URICHS** |

## 1962

| | |
|---|---|
| **13001 LAMBERT RD** | **BAKER/SONS RICHFIELD** |

## 1957

| | |
|---|---|
| **13001 LAMBERT RD** | **BAKER R A & SONS RICHFIELD** |

## 1954

| | |
|---|---|
| **13001 LAMBERT RD** | **NL** |

# ATTACHMENT (C)

LOS ANGELES DEPARTMENT
OF PUBLIC WORKS

No Records Found

# ATTACHMENT (D)

SCAQMD

SOUTH COAST AQMD

# Facility INformation Detail (FIND)



**Facility Details**

| | |
|---|---|
| **Facility ID** | 6480 |
| **Company Name** | AUTOBAHN BODY & PAINT REPAIR |
| **Address** | 13001 LAMBERT |
| | WHITTIER, CA 90602 |

**Status** OUT OF BUSINESS

| SIC Code | Description |
|---|---|
| 7538 | GENERAL AUTO REPAIR SHOPS |

SOUTH COAST AQMD

# Facility INformation Detail (FIND)



## Equipment List

| | |
|---|---|
| **Facility ID** | 6480 |
| **Company Name** | AUTOBAHN BODY & PAINT REPAIR |
| **Address** | 13001 LAMBERT |
| | WHITTIER, CA 90602 |

| Appl Nbr | Permit Nbr | Issued Date | Permit Status | Eq Type | Equip Description | Appl Date | Appl Status |
|---|---|---|---|---|---|---|---|
| C39732 | M27268 | 8/23/1982 | INACTIVE | Control | SPRAY BOOTH PAINT AND SOLVENT | 11/5/1981 | PERMIT TO OPERATE GRANTED |

First | Prev | Page 1 of 1 (1 records) | Next | Last | Page 1 | Export To Excel

SOUTH COAST AQMD

# Facility INformation Detail (FIND)



## Compliance

| | |
|---|---|
| **Facility ID** | 6480 |
| **Company Name** | AUTOBAHN BODY & PAINT REPAIR |
| **Address** | 13001 LAMBERT |
| | WHITTIER, CA 90602 |

**Notices Of Violaton: NONE**

**Notices To Comply: NONE**

# ATTACHMENT (E)

GEOTRACKER

STATE WATER RESOURCES CONTROL BOARD

# GEOTRACKER

Tools Reports UST Case Closures Information

## ARCO #0211 (T0603704924) - (MAP)

SIGN UP FOR EMAIL ALERTS

13010 LAMBERT RD
WHITTIER, CA 90602
LOS ANGELES COUNTY
*LUST CLEANUP SITE*
PRINTABLE CASE SUMMARY / CSM REPORT

CLEANUP OVERSIGHT AGENCIES
LOS ANGELES RWQCB (REGION 4) *(LEAD) - CASE #: R-10305*
*CASEWORKER: NOMAN CHOWDHURY*
LOS ANGELES COUNTY
*CASEWORKER: JOHN AWUJO*
CUF Claim #: 10515
CUF Priority Assigned: D
CUF Amount Paid:

Summary Case Reviews Cleanup Action Report Regulatory Activities Environmental Data (ESI) Site Maps / Documents Community Involvement
*Related Cases*

### Regulatory Profile

PRINTABLE CASE SUMMARY

CLEANUP STATUS - DEFINITIONS
COMPLETED - CASE CLOSED AS OF 12/3/2013 - CLEANUP STATUS HISTORY

POTENTIAL CONTAMINANTS OF CONCERN
GASOLINE

POTENTIAL MEDIA OF CONCERN
AQUIFER USED FOR DRINKING WATER SUPPLY

FILE LOCATION
REGIONAL BOARD

USER DEFINED BENEFICIAL USE
NONE SPECIFIED

DESIGNATED BENEFICIAL USE(S) - DEFINITIONS
MUN, AGR, IND, PROC

DWR GROUNDWATER SUB-BASIN NAME
Coastal Plain Of Los Angeles - Central (4-11.04)

CALWATER WATERSHED NAME
San Gabriel River - Lower San Gabriel - Central (Split) (405.15)

GROUNDWATER MONITORING FREQUENCY
# OF WELLS MONITORED - SEMI-ANNUALLY : 10

### Site History

No site history available

Back to Top Conditions of Use Privacy Policy Accessibility Contact Us

Copyright © 2015 State of California

CALIFORNIA
Water Boards

EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIQUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Los Angeles Regional Water Quality Control Board

December 3, 2013

Mr. Danny Monson
Tesoro Refining & Marketing Company LLC
4 Center Point Drive, 5CO28
La Palma, CA 90623

**UNDERGROUND STORAGE TANKS PROGRAM – CASE CLOSURE**
**ARCO STATION #0211 (PRIORITY B-1 SITE)**
**13010 LAMBERT ROAD, WHITTIER**
**(FILE NO. R-10305; GLOBAL ID: T0603704924)**

Dear Mr. Monson:

This letter confirms the completion of a site investigation and corrective action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground tank(s) site is in compliance with the requirements of subdivision (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code.

Claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or
- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

If you choose to abandon the existing groundwater monitoring wells and/or vapor extraction wells at the subject property, you must comply with the following:

1. All wells must be properly located and abandoned.

2. Well abandonment permits and all other necessary permits must be obtained from the appropriate agencies prior to the start of work.

3. You must submit a report on the abandonment of the wells to this office by **February 3, 2014**. This report must include, at a minimum, a site map, a description of the well abandonment process, and copies of all signed permits.

Please contact Mr. Noman Chowdhury at (213) 576-6704 or nchowdhury@waterboards.ca.gov if you have any questions regarding this matter.

Sincerely,

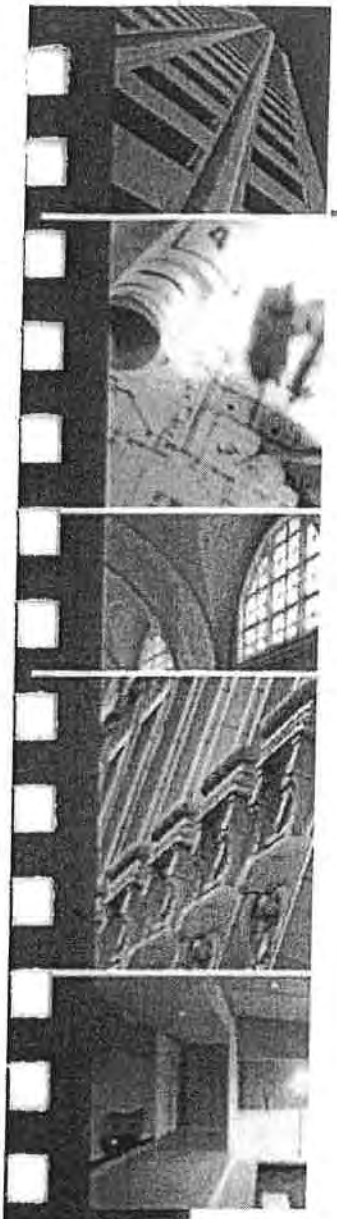
Samuel Unger

Samuel Unger, PE
Executive Officer

cc: Ms. Kathy Jundt, State Water Resources Control Board, UST Cleanup Fund
Mr. Tim Smith, LACoDPW, Environmental Programs Division, Underground Tanks
Ms. Phuong Ly, Water Replenishment District of Southern California
Mr. Richard Lavin, Los Angeles County Department of Health Services
Mr. Gareth Roberts, Stantec
Sonu & Tony Corporation, Inc. 13010 Lambert Road, Whittier, CA 90602

# ATTACHMENT (F)

PREVIOUS PHASE I & II REPORTS
(EMG)



# ENVIRONMENTAL ASSESSMENT

**BRC ADVISORS**
725 Figueroa Street, Suite 2350
Los Angeles, California 90017
**Joel Sterling**




## PHASE I ENVIRONMENTAL SITE ASSESSMENT

**of**

## 13001 LAMBERT ROAD

Whittier, Los Angeles County, California 90602

**PREPARED BY:**

**EMG**
11011 McCormick Road
Hunt Valley, Maryland 21031
800.733.0660
410.785.6220 (fax)
www.emgcorp.com

**EMG CONTACT:**

**Brian Zink**
Senior Environmental Consultant
800.733.0660, Ext. 6675
bzink@emgcorp.com

**EMG Project #:** 79177.06R-001.050
**Date of Report:** August 28, 2006
**On site Date:** August 23, 2006

EMG

# PROJECT SUMMARY

## 13001 LAMBERT ROAD
## WHITTIER, CALIFORNIA 90602

| Assessment Component | Acceptable | Routine Solution | Phase II | Estimated Cost § | Reference Section | Page |
|---|---|---|---|---|---|---|
| Historical Review | | (1) | | | 5 | 13 |
| Operational Activities | | (2) | | TBD | 6.1 | 17 |
| Hazardous Materials | ✓ | | | | 6.2 | 17 |
| Waste Generation | ✓ | | | | 6.3 | 18 |
| PCBs | | (2) | | | 6.4 | 19 |
| Asbestos | | (3) | | TBD | 6.5 | 19 |
| Tanks/Pipelines | | (1) | | | 6.6 | 19 |
| Surface Areas | ✓ | | | | 6.7 | 20 |
| Mold | ✓ | | | | 6.8 | 21 |
| Regulatory Database Review | ✓ | (4,5) | | | 7 | 22 |
| Adjacent Properties | | (5) | | | 8 | 26 |

*Conditions noted in the Project Summary Table are representative of the overall conditions of the property. There may be more detail on specific assessment components in the report text, therefore the Project Summary Table should not be used as a stand alone document.*

*§ Costs depicted are for investigation/program development activities. Remediation costs, if required, will be identified as a result of the activities.*

(1) At least three USTs previously existed at the Project and were likely removed in the early 1970's, prior to purchase by the current owner (1986). A prior subsurface investigation of the former UST area showed that low levels of petroleum contamination (862 parts per million (ppm)) were found to exists beneath the former tank area at seven feet bgs. Very low concentrations of petroleum contamination were found in two of three borings conducted in the native soils adjacent to the former tank cavity. Based on the fact that the concentrations of contaminants identified were found to be within acceptable limits, it is the opinion of EMG that no further action or investigation is warranted regarding the former on site USTs.

(2) A hydraulic lift has been present at the Project since approximately 1955. As such, EMG recommends that the belowground lift equipment be removed. Additionally, because the lift was operational for a period exceeding the useful life expectancy of 15 years, EMG recommends that a subsurface investigation be conducted to determine if the hydraulic lift has leaked.

(3) The laboratory analysis results for samples collected at the Project have not yet been received. The results will be forwarded in the form of an addendum when they are available. Suspect ACM in the form of roofing materials was not sampled as part of the assessment. These non-friable materials are in good condition and should be sampled prior to repair, renovation, or demolition activities. Results are *"To Be Determined (TBD)"*.

(4) Based on review of the regulatory database report, the Project is listed on the HAZNET, CDL, and Historical Gas Station databases. Information in the historical Gas Station database indicates a gas station historically operated at the Project in 1957 and 1961. As such, USTs were maintained at the Project. A prior subsurface investigation of the former UST area showed that low levels of petroleum contamination (862 parts per million (ppm)) were found to exists beneath the former tank area at seven feet bgs. Very low concentrations of petroleum contamination were found in two of three borings conducted in the native soils adjacent to the former tank cavity. Based on the fact that the concentrations of contaminants identified were found to be within acceptable limits, it is the opinion of EMG that no further action or investigation is warranted regarding this listing. Information in the HAZNET database indicates the facility generates small quantities of hazardous waste in the form of aqueous solutions. Based on the absence of reported violations and observations made during the reconnaissance, no further action or investigation is recommended regarding this listing. Information in the CDL database indicates an illegal drug lab was reported at the Project in October 2005. Mr. Nomura stated he was unaware of an illegal drug lab at the Project. No evidence of a drug lab was observed during our reconnaissance. Based on visual observation at the Project, no further action or investigation is recommended regarding this listing.

(5) The southern adjacent gasoline station is listed on the UST, Historical UST, SWEEPS UST, and LUST databases. Based on review of the USGS Topographic Map, this site is located topographically down-gradient from the Project and estimated groundwater flow in the area of the site is to the southwest and away from the Project. This site is located across Lambert Road, and the UST pit is situated approximately 150 feet south of the Project. Information in the databases indicates the facility historically maintained three USTs dating back to 1974, and currently maintains three USTs. The facility reported a gasoline release to soil and groundwater in 1987 and is currently undergoing remediation via soil vapor extraction. According to the database, there is a possibility that the contaminated groundwater is migrating off site. No additional information was provided in the database. A call placed to the facility owner is pending a response. Based on distance, topographic relations, and estimated groundwater flow, this site is not anticipated to have adversely impacted the environmental integrity of the Project.

# TABLE OF CONTENTS

1. **Certification** ..... 1
2. **Executive Summary** ..... 2
   2.1. Findings/Conclusions ..... 3
   2.2. Recommendations ..... 5
3. **Survey Approach/Purpose** ..... 7
   3.1. Data Gaps ..... 8
   3.2. Reason for Assessment ..... 9
   3.3. Interview with Owner ..... 9
   3.4. Interview with User ..... 9
4. **Project Location/Description** ..... 11
   4.1. Project Description ..... 11
   4.2. Miscellaneous Systems ..... 11
   4.3. Environmental Setting ..... 11
   4.3.1. Topography ..... 11
   4.3.2. Wetlands ..... 12
   4.3.3. Floodplain ..... 12
   4.3.4. Soils/Geology ..... 12
   4.3.5. Groundwater Hydrology ..... 12
5. **Historical Review** ..... 13
   5.1. Chain of Title ..... 13
   5.2. Prior Use Interviews ..... 13
   5.3. Local Government Agency Record Review ..... 13
   5.4. Historical Maps ..... 14
   5.5. Historical City Directories ..... 14
   5.6. Aerial Photography ..... 15
   5.7. Previous Investigations/Assessments ..... 16
   5.8. Plans and Specifications ..... 16
   5.9. Historical Summary ..... 16
6. **Project Reconnaissance** ..... 17
   6.1. Operational Activities/Noteworthy Tenants ..... 17
   6.2. Hazardous Materials/Petroleum Products Storage and Handling ..... 17
   6.3. Waste Generation, Treatment, Storage, and Disposal ..... 18
   6.4. Polychlorinated Biphenyls (PCBs) ..... 19
   6.5. Asbestos-Containing Materials (ACM) ..... 19
   6.6. Facility Storage Tanks and Pipelines (above or below ground) ..... 19
   6.7. Surface Areas ..... 20
   6.8. Mold ..... 21
7. **Regulatory Database Review** ..... 22
8. **Adjacent Properties** ..... 26
9. **Appendices** ..... 27

# 1. CERTIFICATION

EMG has completed a Phase I Environmental Site Assessment of 13001 Lambert Road (the "Project"), located at 13001 Lambert Road in Whittier, California 90602. The assessment was performed at the Client's request using the methods and procedures consistent with good commercial and customary practice designed to conform with acceptable industry standards.

This report is exclusively for the use and benefit of the Client identified on the first page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. In expressing the opinions stated in this report, EMG has exercised the degree of skill and care ordinarily exercised by a reasonable prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances. Documentation and data provided by the Client, designated representatives of the Client or other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that EMG assumes no responsibility or liability for their accuracy.

The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client or their representative have been assumed to be correct and complete. The conclusions presented are based on the data provided, observations, and conditions that existed on the date of the on site visit.

If you have any questions regarding this report, please contact the Senior Environmental Consultant listed on the cover page of this report.

**Researched by:** Lora Battaglia, Project Manager

**Surveyed by:** Lora Battaglia, Project Manager

**Written by:** Lora Battaglia, Project Manager

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 Project. I have developed and performed the all appropriate inquiries in conformance with the standard and practices set forth in 40 CFR Part 312.

**Reviewed by:**

Justin J. Arias, Technical Report Reviewer for,
Brian Zink, Senior Environmental Consultant
btzink@emgcorp.com

# 2. EXECUTIVE SUMMARY

EMG performed a Phase I Environmental Site Assessment, that included on site observations of the accessible areas of 13001 Lambert Road (the "Project"), on August 23, 2006. The Project is located at 13001 Lambert Road in Whittier, California 90602, and consists of approximately 26,957square feet of land.

The Project, originally constructed in 1955, expanded in 1962, was renovated in 1982, and is currently a commercial retail facility. Current facility operations include a flower shop, automotive repair shop, and upholstery shop. Prior to construction of the current improvements, the Project was orchards and undeveloped land. Properties in the general vicinity of the Project include residential and commercial land uses.

The following summarizes the independent conclusions representing EMG's best professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client, owner, or their representative have been assumed to be correct and complete. Additionally, the conclusions presented are based on the conditions that existed at the time of the assessment.

We have has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of 13001 Lambert Road in Whittier, California 90602. Any exceptions to, or deletions from, this practice are described in Section 3 of this report. This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) or Historical RECs in connection with the Project, except for the following:

- At least three USTs previously existed at the Project and were likely removed in the early 1970's, prior to purchase by the current owner (1986). A prior subsurface investigation of the former UST area showed that low levels of petroleum contamination (862 parts per million (ppm)) were found to exists beneath the former tank area at seven feet bgs. Very low concentrations of petroleum contamination were found in two of three borings conducted in the native soils adjacent to the former tank cavity. Based on the fact that the concentrations of contaminants identified were found to be within acceptable limits, it is the opinion of EMG that no further action or investigation is warranted regarding the former on site USTs.
- A hydraulic lift has been present at the Project since approximately 1955. As such, EMG recommends that the belowground lift equipment be removed. Additionally, because the lift was operational for a period exceeding the useful life expectancy of 15 years, EMG recommends that a subsurface investigation be conducted to determine if the hydraulic lift has leaked.

## 2.1. FINDINGS/CONCLUSIONS

*Historical Review (Section 5)*

- The review of the historical data available for the Project identified the following circumstance of environmental concern:
  - At least three USTs previously existed at the Project and were likely removed in the early 1970's, prior to purchase by the current owner (1986). A prior subsurface investigation of the former UST area showed that low levels of petroleum contamination (862 parts per million (ppm)) were found to exists beneath the former tank area at seven feet bgs. Very low concentrations of petroleum contamination were found in two of three borings conducted in the native soils adjacent to the former tank cavity. Based on the fact that the concentrations of contaminants identified were found to be within acceptable limits, it is the opinion of EMG that no further action or investigation is warranted regarding the former on site USTs.

*Operational Activities (Section 6.1)*

- A hydraulic lift has been present at the Project since approximately 1955. As such, EMG recommends that the belowground lift equipment be removed. Additionally, because the lift was operational for a period exceeding the useful life expectancy of 15 years, EMG recommends that a subsurface investigation be conducted to determine if the hydraulic lift has leaked.

*Hazardous Materials/Petroleum Products (Section 6.2)*

- The Project is involved in the use of hazardous materials and petroleum products in the form of routine janitorial/maintenance supplies, automotive oils and fluids, adhesives, and lubricants. The identified materials appear to be properly stored. The materials observed do not appear to pose a hazard to the Project, provided they continue to be used as designed, are properly handled, and all regulations regarding their use are followed. No further action or investigation is recommended regarding the use of hazardous materials or petroleum products at the Project.

*Wastes (Section 6.3)*

- The Project is not involved in the generation, treatment, storage, or disposal medical, wastes; however, the Project generates hazardous waste in the form of automotive oils and fluids, filters and batteries, as well as non-hazardous solid and liquid wastes. Generated wastes appear to be stored and disposed of properly. No further action or investigation is recommended regarding wastes at the Project.

*Polychlorinated Biphenyls (PCBs) (Section 6.4)*

- The Project contains a hydraulic lift that uses hydraulic fluid potentially containing PCBs. The hydraulic system should be inspected when made accessible during repairs or demolition and any hydraulic fluid should be disposed of in accordance with applicable federal, state, and local regulations. No indication of leakage was observed in the areas of this equipment. However, because the lifts were operational for a period exceeding the useful life expectancy of 15 years, EMG recommends the belowground lift equipment be removed, and that a subsurface investigation be conducted to determine if the hydraulic lifts have leaked.

*Asbestos-Containing Materials (ACM) (Section 6.5)*

- The laboratory analysis results for samples collected at the Project have not yet been received. The results will be forwarded in the form of an addendum when they are available. Results are *"To Be Determined (TBD)"*.
- Suspect ACM in the form of roofing materials was not sampled as part of the assessment. These non-friable materials are in good condition and should be sampled prior to repair, renovation, or demolition activities.

*Storage Tanks/Pipelines (Section 6.6)*

- At least three UST's previously existed at the Project and were likely removed in the early 1970's, prior to purchase by the current owner (1986). A prior subsurface investigation of the former UST area showed that low levels of petroleum contamination (862 parts per million (ppm)) were found to exists beneath the former tank area at seven feet bgs. Very low concentrations of petroleum contamination were found in two of three borings conducted in the native soils adjacent to the former tank cavity. Based on the fact that the concentrations of contaminants identified were found to be within acceptable limits, it is the opinion of EMG that no further action or investigation is warranted regarding the former on site USTs.

*Surface Areas (Section 6.7)*

- No issues associated with surface areas were identified. No further action or investigation is recommended regarding surface areas at the Project.
- Visual observation of the storm water system did not identify any abnormal accumulation of petroleum run-off or foreign material. No unusual blockages of the storm water control system were observed. No unusual ponding of storm waters was observed. No further action or investigation is recommended regarding storm water systems at the Project.

*Mold (Section 6.8)*

- EMG performed a limited visual assessment for the presence of mold, conditions conducive to mold, and evidence of moisture in readily accessible interior areas of the Project.

  No suspect mold was observed, but moisture was observed in the following area:

  – Water damaged ceiling tiles in Flower shop - The area affected was approximately ten square feet in size.

  The source of this moisture should be addressed in order to prevent future mold problems.

*Regulatory Review (Section 7)*

- Based on review of the regulatory database report, the Project is listed on the HAZNET, CDL, and Historical Gas Station databases. Information in the historical Gas Station database indicates a gas station historically operated at the Project in 1957 and 1961. As such, USTs were maintained at the Project. A prior subsurface investigation of the former UST area showed that low levels of petroleum contamination (862 parts per million (ppm)) were found to exists beneath the former tank area at seven feet bgs. Very low concentrations of petroleum contamination were found in two of three borings conducted in the native soils adjacent to the former tank cavity. Based on the fact that the concentrations of contaminants identified were found to be within acceptable limits, it is the opinion of EMG that no further action or investigation is warranted regarding this listing. Information in the HAZNET database indicates the facility generates small quantities of hazardous waste in the form of aqueous solutions. Based on the absence of reported violations and observations made during the reconnaissance, no further action or investigation is recommended regarding this listing. Information in the CDL database indicates an illegal drug lab was reported at the Project in October 2005. Mr. Nomura stated he was unaware of an illegal drug lab at the Project. No evidence of a drug lab was observed during our reconnaissance. Based on visual observation at the Project, no further action or investigation is recommended regarding this listing.
- The southern adjacent gasoline station is listed on the UST, Historical UST, SWEEPS UST, and LUST databases. Based on review of the USGS Topographic Map, this site is located topographically down-gradient from the Project and estimated groundwater flow in the area of the site is to the southwest and away from the Project. This site is located across Lambert Road, and the UST pit is situated approximately 150 feet south of the Project. Information in the databases indicates the facility historically maintained three USTs dating back to 1974, and currently maintains three USTs. The facility reported a gasoline release to soil and groundwater in 1987 and is currently undergoing remediation via soil vapor extraction. According to the database, there is a possibility that the contaminated groundwater is migrating off site. No additional information was provided in the database. A call placed to the facility owner is pending a response. Based on distance, topographic relations, and estimated groundwater flow, this site is not anticipated to have adversely impacted the environmental integrity of the Project.

*Adjacent Properties (Section 8)*

- As previously indicated in the Regulatory Review discussion, the adjoining property to the south was identified on the LUST databases. More information regarding this facility is included in the Regulatory Review discussion above.

## 2.2. RECOMMENDATIONS

The following additional actions are recommended:

- The laboratory analysis results for samples collected at the Project have not yet been received. The results will be forwarded in the form of an addendum when they are available. Results are *"To Be Determined (TBD)"*.
- Suspect ACM in the form of roofing materials was not sampled as part of the assessment. These non-friable materials are in good condition and should be sampled prior to repair, renovation, or demolition activities.
- The source of the identified moisture should be addressed in order to prevent future mold problems.

A Phase II Environmental Site Assessment is recommended. Activities required to more completely assess the environmental conditions of the Project, including their associated cost estimates, are as follows:

- Removal and subsurface investigation of hydraulic lift.

  Associated cost estimate ..... TBD

# 3. SURVEY APPROACH/PURPOSE

EMG conducted an on site Environmental Site Assessment of the Project that consisted of a walk-through observation of the accessible areas and interviews with facility personnel and local agency representatives. EMG was not accompanied by a representative of the Project during the assessment. On site activities and/or interviews were conducted by Ms. Lora Battaglia, EMG Project Manager, with:

- Mr. Scott Nomura, On site Point of Contact (POC) and Owner
- Mr. Joel Sterling, Investment Advisor

A Pre-Survey Questionnaire was completed as a part of this assessment which is included in the Appendices (Section 9). The Questionnaire was completed with the POC. Information obtained from the Questionnaire has been used in the preparation of this report.

Areas accessed included all tenant units; above the drop ceiling tiles in the flower shop; all common areas; all exterior areas; and the Project boundaries.

Other than the area noted above, visual observation above the drop ceiling tiles was not performed as a part of this assessment.

No evidence of pipe chases was identified during this assessment.

Weather conditions at the time of the Project assessment were clear, with temperatures in the low 90's (°F) and light winds.

EMG reviewed available federal, state, and local records in an effort to identify sites of known or suspected hazardous waste activity located at or near the Project which could have an adverse impact on the Project. In an attempt to determine whether historical uses of the Project and surrounding area have had an environmental impact on the Project, EMG interviewed individuals knowledgeable about the Project and reviewed available pertinent records and documents. This assessment is based on the evaluation of the information gathered, laboratory analysis of samples collected (when required), and accessibility at the time of the assessment.

The purpose of this report is to provide the Client an assessment concerning environmental conditions (limited to those issues identified in the report) as they existed at the Project. The assessment was conducted utilizing generally accepted Phase I industry standards using the American Society for Testing and Materials (ASTM) Standard Practice E 1527-05. The scope of work included an evaluation of:

- The Project history in an attempt to identify any possible ownership(s) and/or uses that would suggest an impact to the environmental integrity of the Project as identified through review of reasonably ascertainable standard historical sources.
- Physical characteristics of the Project as identified through review of reasonably ascertainable topographic.
- Current Project conditions (as applicable), including compliance with appropriate regulations as they pertain to the presence or absence of:
  - Facility storage tanks, drums, containers (above or below ground), etc.
  - Transformers and other electrical equipment which utilize fluid which may potentially contain PCBs
  - The use of hazardous materials/chemicals and petroleum products, and/or the generation, treatment, storage, or disposal of hazardous, regulated, or medical wastes
- An evaluation of information contained in programs such as the NPL, CERCLIS, SHWS, RCRIS, SWF, LUST, and other governmental information systems within specific search distances of the Project. This evaluation was performed to identify any sites that would have the potential to impact the environmental integrity of the Project.

The regulatory agency report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report is based on a radius search which focuses on both the Project and neighboring sites that may impact the Project. Neighboring sites listed in governmental environmental records are identified within a specific search distance. The search distance varies depending upon the particular government record being checked. The search is designed to meet the requirements of ASTM Standard E 1527-05. The information provided is assumed to be correct and complete.

- Visual observation of the adjacent properties to identify high-risk neighbors and the potential for known or suspected contamination to migrate onto the Project.
- The user did not engage EMG to review title and judicial records for environmental liens or Activity and Use Limitations (AULs) recorded against the Project.
- In addition, at the Client's request, the assessment included the following:
- A review of the physical characteristics of the Project as identified through review of reasonably ascertainable wetlands, flood plain, soils, geology, and groundwater data.
- A screening approach for the potential existence of:
  - Asbestos, including the identification of all suspect materials in accessible areas (interior and exterior) and the collection and analysis of three bulk samples from each homogeneous area of friable and damaged non-friable suspect ACM. The remaining materials are considered suspect until tested and proven otherwise. Friable materials are those which can be easily crumbled or pulverized by hand pressure.

    This screening approach is not a comprehensive (i.e., AHERA-Style) asbestos survey, nor is it intended to fulfill the NESHAP requirements for demolition/renovation purposes, but is intended to identify the potential for an asbestos hazard in accessible areas. This screening is not intended to be used for demolition, abatement, renovation, or repair work.

    The basis for "suspect" determination is taken from the materials listed in Appendix G of the United States Environmental Protection Agency (USEPA) publication *Managing Asbestos in Place* (the "Green Book"). Therefore, all materials listed in the Green Book which were installed prior to 1981 are considered suspect with the exception of resilient floor tile, asbestos-cement board (transite), and roofing felt, which are considered suspect regardless of installation date (these materials continue to be manufactured and installed in the United States).

    The laboratory reports list the samples taken from the Project and their subsequent analytical results using polarized light microscopy with dispersion staining *(Interim Method for Determination of Asbestos in Bulk Insulation Sample — USEPA 600/M4-82-020)* for asbestos. Analysis was performed using the "positive-stop" method, whereby analysis is stopped on a group of samples once the first positive sample is analyzed, and the entire homogeneous material is considered asbestos-containing.
  - Mold, including the identification of visible mold growth, conditions conducive for mold growth, and evidence of moisture in accessible areas of the Project. In addition, EMG interviewed Project personnel regarding any known or suspected mold contamination, water intrusion, or mildew like odor problems. Sampling was not performed as a part of this assessment. EMG notes that this assessment does not constitute a comprehensive mold survey of the Project, and the conclusions made are based solely on observable conditions in readily accessible interior areas of the Project on the assessment date.

## 3.1. DATA GAPS

No significant data gaps were identified.

## 3.2. REASON FOR ASSESSMENT

Not provided by the user, therefore, it is assumed to be to qualify for an LLP to CERCLS liability.

## 3.3. INTERVIEW WITH OWNER

An interview with the Project owner was conducted. The following information was provided by the Owner:

| | Response |
|---|---|
| Name and title | Mr. Scott Nomura, Project Owner |
| Tenure with Project | 32 years |
| Is the Owner aware of any pending, threatened, or past litigation relevant to hazardous substances of petroleum products in, on or from the property? | No |
| Is the Owner aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property? | No |
| Is the Owner aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? | No |
| Does the Owner have any specialized knowledge or experience that is material to recognized environmental conditions in connection with the property? | No |
| Does the Owner have any actual knowledge of environmental liens or activity and use limitations (AULs) such as engineering controls or institutional controls encumbering the property? | No |
| Does the Owner have any commonly known or reasonably ascertainable information within the local community about the property that is material to recognized environmental conditions in connection with the property? | No |
| If the transaction involves the purchase of a parcel of real estate, is the Owner aware of a reduction of the value of the property due to contamination issues? | No |

## 3.4. INTERVIEW WITH USER

An interview with the User (Client) was conducted. The following information was provided by the User:

| | Response |
|---|---|
| Name and title | Mr. Joel Sterling, Investment Advisor |
| Tenure with Project | 6 months |
| Is the User aware of any pending, threatened, or past litigation relevant to hazardous substances of petroleum products in, on or from the property? | No |
| Is the User aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property? | No |
| Is the User aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? | No |
| Does the User have any specialized knowledge or experience that is material to recognized environmental conditions in connection with the property? | No |
| Does the User have any actual knowledge of environmental liens or activity and use limitations (AULs) such as engineering controls or institutional controls encumbering the property? | No |

| | Response |
|---|---|
| Does the User have any commonly known or reasonably ascertainable information within the local community about the property that is material to recognized environmental conditions in connection with the property? | No |
| If the transaction involves the purchase of a parcel of real estate, is the User aware of a reduction of the value of the property due to contamination issues? | No |

# 4. PROJECT LOCATION/DESCRIPTION

The Project is located at 13001 Lambert Road in Whittier, Los Angeles County, California 90602.

## 4.1. PROJECT DESCRIPTION

The Project lands consist of approximately 26,957square feet.

The Project is currently a commercial retail facility and contains three units. The Project was constructed in 1955 in three phases and was last renovated in 1986. Renovations reportedly consisted of removal of a gas station and converting a body shop to a flower shop. Project improvements consist of three structures, landscaping, and surface-level asphalt paved parking/drive areas. Current facility operations include a flower shop, automotive repair shop, and upholstery shop. Prior to construction of the current improvements, the Project was orchards and undeveloped land. Properties in the general vicinity of the Project include residential and commercial land uses.

The Project is serviced by public water and sanitary sewer systems. The Project is supplied with water from City of Whittier Public Works Department. According to the 2005 Water Quality Report, the drinking water supplied to the Project is within federal, state, and local drinking water quality standards.

Hot water is generated by electrically powered water heaters. The associated piping was observed to be uninsulated.

HVAC systems observed consisted of the following:

- Heat and air-conditioning are supplied to the Project from electrically operated units. Conditioned air is distributed via thermostatically controlled, ducted supply and return systems. Where observed, duct work associated with the HVAC systems was insulated with fiberglass.
- Air-conditioning is also supplied to the Project via individual wall-mounted, electrically operated units.

## 4.2. MISCELLANEOUS SYSTEMS

- Tenant equipment — Hydraulic lift (see Section 6.4 for a further discussion).

## 4.3. ENVIRONMENTAL SETTING

### 4.3.1. Topography

Review of the South Whittier, California Topographic Quadrangle, published by the United States Geological Survey (USGS) and dated 1978, indicated the following:

- The Project has an average elevation of approximately 175 feet above mean sea level. Elevations do not vary significantly across the Project lands. Slope in the general area of the Project is to the southwest.
- The Project area is shaded to represent a high-density developed area and the exact site improvements are not shown.
- The slope of the Project is estimated to be between one and two percent in a southwesterly direction. The nearest surface water feature, San Gabriel River, is located approximately three miles southwest of the Project.

A copy of the topographic map is appended (Section 9).

#### 4.3.2. Wetlands

Review of the National Wetlands Inventory (NWI) Map, published by the United States Fish and Wildlife Service online mapper and dated 2006 indicated the following:

- No wetland areas are indicated at the Project or adjacent properties.

A copy of the wetland map is appended (Section 9).

#### 4.3.3. Floodplain

Review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) and dated 1981 indicated the following:

- The Project is located in Zone X, areas outside the 500-year flood plain with less than 0.2% annual probability of flooding. Annual Probability of Flooding of Less than one percent.

A copy of the flood plain map is appended (Section 9).

#### 4.3.4. Soils/Geology

Review of the Soil Survey of Los Angeles County, California published by the United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) and dated 1969 indicated the following:

- The Project is located in an area comprised of one soil type known as Yolo Association (15), which consists of gently sloping alluvial fans.
- The Yolo Association soil series is considered to be a well drained, loam textured soil with a depth of at least 18 inches. General characteristics of the Yolo soil include moderate permeability and a slightly acidic soil reaction. Depth to the seasonal high water table was not reported.

Review of the Geologic Map of California published by the Department of Conservation and dated 1969-1973 indicated the following:

- The Project is located within the Coastal Plain physiographic province of Southern California, which consists of Quaternary Sedimentary Rocks including sandstone, shale, and marine materials.
- The young Quaternary alluvial deposits (QoA) consist mainly of clayey sand and silt that overlie older Quaternary deposits at depths of 10 to 15 feet.

#### 4.3.5. Groundwater Hydrology

Review of the Water Resources Data Report for California published by the USGS and dated 2005 indicated the following:

- The Project is located within the San Gabriel Basin aquifer formation with estimated groundwater levels between 30 and 40 feet below ground surface (bgs).

Shallow groundwater flow is expected to follow the ground level slope of surface elevations. The direction of this flow at the Project is anticipated to be toward the southwest.

Estimated groundwater levels may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations.

# 5. HISTORICAL REVIEW

Review of information available from the Los Angles County Tax Assessor indicated that the Project is shown as lot 21, on tax map page 19, block 8165. A copy of the tax map is appended (Section 9).

## 5.1. CHAIN OF TITLE

Review of the Title Report dated July 14, 2006, as provided by the POC, indicates that the Project has been owned by Mr. Rod T. Nomura, Trustee, The Rod Nomura Revocable Trust since 1986. Deed records were researched back to 1955.

Review of available deed records did not identify any previous environmentally suspect ownership, easements, right of ways, or other environmental entries/restrictions associated with the Project, with the exception of the following:

Review of available deed records identified ownership associated with petroleum uses.

Deeds and titles identified are listed in the table below.

| Owner | Year Purchased |
|---|---|
| R.A. Baker & Sons | 1955 |
| Sieberling Rubber Company | 1956 |
| Urich Oil (Jack Urich) | 1965 |
| Rod T. Nomura, Trustee, The Rod Nomura Revocable Trust | 1986 |

## 5.2. PRIOR USE INTERVIEWS

EMG met with Mr. Scott Nomura, On site Point of Contact (POC) and owner, who was cooperative, and provided information which appeared to be accurate based upon our subsequent site observations. It is EMG's opinion that Mr. Nomura was somewhat knowledgeable about the Project and questions EMG posed during the interview process. According to Mr. Nomura the Project was developed in 1955 and was formerly a gas station and automotive repair shop, prior to the current uses. Mr. Nomura stated that prior to the purchase of the Project in 1986, the flower shop portion of the Project was an automotive body shop and that the gas station activities had been inactive at the time. Mr. Nomura was unaware of any additional uses of the Project. Mr. Nomura indicated that he has been associated with the Project since 1986.

EMG attempted to interview Mr. Moten of Arco/AMPM (adjacent property to the south), who was unavailable at the time of our reconnaissance. A message was left and a response was pending at the time of this report. Additional information pertaining to this facility is included in Section 7.

## 5.3. LOCAL GOVERNMENT AGENCY RECORD REVIEW

EMG reviewed file information for the Project kept by the City of Whittier Department of Building and Safety. Records dating back to 1930's are maintained by this department. This review indicated that the present buildings at the Project were built in 1955 and 1967 with renovation in 1986. The following significant information was identified:

- A permit dated 1955 was issued for new construction of a service station office and lube room.

- An additional structure was added to the north of the original building in 1967.
- An automotive body shop was renovated into the current flower shop in 1986.
- Site plans (not dated) show three pump islands at the southwest corner of the Project with three, 5,000-gallon tanks at the center of the Project. The Project buildings are labeled office, storage, grease rack, and utility room, with the northern portion of the Project labeled as unpaved bus parking.

EMG contacted the Los Angeles County Fire Department. A written request for information pertaining to the Project was submitted. At the time of this report, a response was pending.

Review of the available zoning records from the City of Whittier Department of Planning and Zoning indicates that the Project is currently zoned C-2, Commercial. The Project has maintained the commercial zoning designation since at least 1956. A letter dated November 1956, regarding zone exception case No. 2641-1, granted exception for use of the Project as a motor tune-up, brake, and muffler service facility in conjunction with an existing service station. According to the records, no additional zoning changes were listed for the Project. Records dating back to the 1950's are maintained by this department. According to Mr. Luis Escobedo records prior to the 1950's have been archived and are not available for review.

## 5.4. HISTORICAL MAPS

EMG reviewed a Sanborn map dated 1925 at the Whittier Public Library. However, the map reviewed did not cover the area of the Project.

In addition, EMG reviewed a historic topographic map at the Whittier Public Library. Review of this map revealed the following:

Review of the 1932 historical topographic map indicated the following:

- Project: The Project is unimproved. Vehicular access is available from Lambert Road and Greenleaf Drive.
- Off site: The area north of the Project is shown as unimproved with the exception of railroad tracks. The area east of the Project is shown as unimproved. The area south of the Project is shown as improved with two small structures. The area west of the Project is shown as improved with three small structures.

The 1956 Street map does not show specific land uses, however, it does show that the Project lies outside the city boundaries.

In addition, EMG contacted EDR in an attempt to determine if there were any historic maps in the EDR Historic Map Collection. However, there was no historic map coverage for the Project in the EDR Historic Map Collection, for the period covering the years 1867 to present.

No other historical maps were identified.

Copies of the historical maps are appended (Section 9).

## 5.5. HISTORICAL CITY DIRECTORIES

Historical city directories were reviewed for the Project at the Whittier Public Library. City directories have tenant listings by address. This review revealed the following information:

- 1920 — The Project street is not listed
- 1929 — The Project street is not listed
- 1934 — The Project street is not listed
- 1939 — The Project street is not listed
- 1944 — The Project street is not listed

- **1949** — The Project address is not listed
- **1954** — The Project address is not listed
- **1959, 1964/65, & 1970** — The Project address is listed as 13001, Baker R A & Sons, Richfield Service Station
- **1974** — The Project address is listed as 13001, Urich Service Stations
- **1977** — The Project address is listed as 13001, Urich Service Stations, and J&K Garage

EMG identified older city directories dating back to 1903; however, these directories were not indexed by street address making further research impractical.

No other historical city directories were identified.

## 5.6. AERIAL PHOTOGRAPHY

Review of the 1938 aerial photograph, available from GeoPak, indicated the following:

- **Project:** The Project is unimproved and contains orchards. Vehicular access is available from Lambert Road and Greenleaf Drive.
- **Off site:** The area north of the Project is shown as orchards. The area east of the Project is shown as orchards. The area south of the Project is shown as residential and orchards. The area west of the Project is shown as residential.

The 1954 aerial photograph, available from GeoPak, differs from the 1938 aerial photograph in that:

- Project: The Project is unimproved and contains ground cover.
- Off site: The areas north, east, south, and west of the Project are shown as residential.

The 1963 aerial photograph, available from GeoPak, differs from the 1954 aerial photograph in that:

- Project: The Project is improved with two structures, surface-level parking and minimal vegetation. The buildings are situated in the eastern portion (location of southern portion of current building) and southern portion of the Project (former location of fuel islands).
- Off site: The area south of the Project is shown as improved with a small commercial structure. The area west of the Project is shown as improved with a small commercial structure.

The 1972 aerial photograph, available from GeoPak differs from the 1963 aerial photograph in that:

- Project: The Project is improved with one distinctly visible structure at the east perimeter of the Project, which resembles the current structure, and scattered structures in the parking areas (former location of fuel island).

The 1985 and 1997 aerial photographs, available from GeoPak do not differ significantly from the 1972 aerial photograph.

Copies of the 1938, 1954, 1963, and 1972 aerial photographs are appended (Section 9). Copies of the remaining aerial photographs were not available.

## 5.7. Previous Investigations/Assessments

EMG was provided by the POC a copy of a Limited Subsurface Investigation for the Project, prepared by Carlin Environmental Consulting, Inc. and dated January 17, 2002. This Report summarized the results of a limited subsurface investigation at a former gasoline station at the northeast corner of the intersection of Lambert Road and Greenleaf Avenue. The Scope of Work for this previous assessment consisted of advancement of four borings in the area where the former tanks were believed to be located to confirm their removal and determine if any subsurface contamination exists. At the time of the previous assessment, the Project consisted of the current Project building and was occupied by a flower shop and an automotive repair facility. Pertinent information identified in that report is as follows:

- A series of USTs previously existed at the Project and were likely removed in the early 1970's, prior to purchase by the current owner (1986).
- No tank was found and evidence of tank backfill materials including soil and rubble were found.
- Soil samples were analyzed for Total Petroleum Hydrocarbons (TPH) by EPA Method 8015M.
- Low levels of petroleum contamination (862 parts per million (ppm)) were found to exist beneath the tank area at seven feet bgs.
- Very low concentrations of contamination were found in two of three borings conducted in the native soils adjacent to the former tank cavity. Results showed 252 ppm at a depth of five feet and 72 ppm at 16 feet bgs in boring B-3 and 43 ppm at 7 feet bgs in boring B-2. All detectable concentrations were found in native soils and were within the carbon range associated with oil (C23-C40).
- It is CEC's opinion that, if involved, no government regulatory agency would require that any the contaminated native soil be remediated. Typically, concentrations of less than 1,000 ppm are allowed, with agency consent, to remain in place.
- CEC also concluded that it is unlikely, based on the findings, that this contamination has migrated a significant distance from the tank cavity.
- Native soils were found to be very fine grained and compact.
- CEC recommended that contaminated backfill materials located in the former tank cavity should be excavated and properly disposed, all tank and gasoline related apparatuses should be removed from the site and if remnants of any hydraulic lifts exist at the site, and effort should be made to assess that these lifts are in proper working order or are properly drained of hydraulic fluid.

A copy of the above-reference report is appended (Section 9).

## 5.8. Plans and Specifications

As-built/renovation site plans, drawings, or specifications were not available for review at the Project or local agency offices visited for this assessment.

## 5.9. Historical Summary

Based upon interviews and a review of chain of title information, local agency records, historical maps, city directories, aerial photographs, and a prior report; the Project was an orchard and undeveloped land prior to the development of the current Project improvements in 1955. The uses of the Project in that time include a gasoline service station (1955 to ~1982), Automotive repair (1955 to present), flower shop (1986 to present), and upholstery shop (1993 to present).

# 6. PROJECT RECONNAISSANCE

## 6.1. OPERATIONAL ACTIVITIES/NOTEWORTHY TENANTS

The Project is a commercial retail facility and is occupied by the tenants listed in the Project Tenants Table below.

| Project Tenants | |
|---|---|
| **Name of Tenant** | **Description of Operations** |
| M's Flower Shop | Retail-Flowers |
| Harvey's Foreign Car Service | Automobile repair |
| Soto Upholstery | Upholstery of furniture |

Considering the operations assessed at the Project, the following environmental permit is required:

- EPA Waste Generator- Harvey's Foreign Car Service maintains permit # CAL00045327 for disposal of wastes generated from automotive repair operations.

A hydraulic lift has been present at the Project (Harvey's Foreign Car Service) since approximately 1955. As such, EMG recommends that the belowground lift equipment be removed. Additionally, because the lift was operational for a period exceeding the useful life expectancy of 15 years, EMG recommends that a subsurface investigation be conducted to determine if the hydraulic lift has leaked.

## 6.2. HAZARDOUS MATERIALS/PETROLEUM PRODUCTS STORAGE AND HANDLING

Visual observation for the use and/or storage of hazardous materials and petroleum products was performed. The following products listed in the Observed Materials Table below were identified.

| Observed Materials | | | |
|---|---|---|---|
| **Type of Material** | **Quantity** | **Name of Tenant - Storage Location** | **Use** |
| Routine janitorial and maintenance supplies | Retail size Quantities | Each tenant | Project maintenance and upkeep |
| Motor Oil | Three 55-gallon drums | Harvey's Foreign Car Service-shop | Automotive repair |
| Transmission fluid | One 55-gallon drum | Harvey's Foreign Car Service-shop | Automotive repair |
| Parts cleaner | 30-gallon drum | Harvey's Foreign Car Service-shop | Automotive repair |
| Lubricant | < 1-gallon | Soto Upholstery | Machine maintenance |
| Glues/adhesives | 2-quarts | Soto Upholstery | Furniture upholstery |

The identified chemicals, materials, and products were observed in their sealed, original containers and in designated storage areas. Materials appeared to be properly stored.

No evidence of spills or staining was observed in the area of product storage/usage. In addition, the concrete floors and asphalt surfaces appeared intact and no cracks were observed in the areas of product storage/usage.

Minor staining was observed on the concrete in the area of product storage. Floor drains or other subsurface entry points were not located in the area of staining. In addition, the concrete floors appeared intact and no cracks were observed in the areas of material storage/usage. The staining appeared to be a result of normal maintenance activities performed at the Project. This staining appeared surficial in nature and is not anticipated to have a negative impact on the environmental integrity of the Project.

## 6.3. WASTE GENERATION, TREATMENT, STORAGE, AND DISPOSAL

Visual observation for the generation, treatment, storage, and disposal of wastes was performed. The Project is not involved in the generation, treatment, storage, or disposal of medical wastes. EMG identified the following waste generation listed in the Waste Generation Table below.

| Waste Generation | | | |
|---|---|---|---|
| **Type of Waste** | **Generation Process** | **Name of Tenant - Pre-Disposal Storage** | **Disposal Method** |
| **+ Regulated** | | | |
| Oil | Automotive repair | Harvey's Foreign Car Service-drum | Licensed waste hauler, RayVac |
| Transmission Fluid | Automotive repair | Harvey's Foreign Car Service-drum | Licensed waste hauler, RayVac |
| Oil filters | Automotive repair | Harvey's Foreign Car Service-drum | Licensed waste hauler, RayVac |
| Antifreeze | Automotive repair | Harvey's Foreign Car Service-drum | Licensed waste hauler, RayVac |
| Parts cleaner | Automotive repair | Harvey's Foreign Car Service-drum | Licensed waste hauler, Safety Kleen |
| Batteries | Automotive repair | Harvey's Foreign Car Service-shelf | Licensed waste hauler, Consignment |
| **+ Non-Hazardous Solid** | | | |
| Municipal trash | N/A | Dumpster | Municipal trash collection service |
| **+ Non-Hazardous Liquid** | | | |
| Sewage | N/A | N/A | Municipal sanitary system |

No evidence of spills or staining was observed in the area of waste generation or pre-disposal storage. In addition, the concrete floors appeared intact and no cracks were observed in the areas of waste generation or pre-disposal storage.

Review of regulated waste manifests indicated that the waste disposal operations appear to be performed in accordance with regulatory requirements.

No excessive odors or overflowing/excessive ground trash were noted in the vicinity of the dumpsters. No hazardous, regulated, or medical wastes were noted in the dumpster.

## 6.4. POLYCHLORINATED BIPHENYLS (PCBs)

The Project is supplied with underground secondary electrical service from off site transformers.

A hydraulic lift is located at the Project. Because the lift was installed prior to 1978 (the USEPA banned the manufacturing of PCB-containing hydraulic fluid in 1976, and the manufacture of PCBs ceased in 1977), EMG is of the opinion that the hydraulic fluid potentially contains PCBs. The hydraulic fluid reservoir is located beneath a concrete floor and is inaccessible. No visual indication of leakage was observed in the area of the hydraulic lift equipment. EMG recommends that the belowground lift equipment be removed. Additionally, because the lift was operational for a period exceeding the useful life expectancy of 15 years, EMG recommends that a subsurface investigation be conducted to determine if the hydraulic lift has leaked.

No additional equipment with the potential to utilize dielectric or hydraulic fluid was observed during the site assessment.

## 6.5. ASBESTOS-CONTAINING MATERIALS (ACM)

As-built/renovation site plans, drawings, or specifications were not available for review at the Project or local agency offices visited for this assessment.

Suspect ACM in the form of drywall/joint compound, ceiling tiles, floor tiles and roofing materials were identified during the on site assessment.

Random samples of the accessible friable and damaged non-friable suspect ACM were collected. Each of the samples collected and the results of the associated laboratory analysis are listed in the Asbestos Screening Sampling Table below.

**Asbestos Screening Sampling Table**

| No. | Material Type | Location | Friable | Condition | Analytical Results | Estimated Quantity |
|---|---|---|---|---|---|---|
| 1A<br>1B<br>1C | 12" x 12" beige VFT | Flower Shop hallway | No | Fair | TBD | 400 SF |
| 2A<br>2B<br>2C | Drywall/Joint compound | Flower shop hallway | No | Fair | TBD | 200 LF |
| 3A<br>3B<br>3C | 2' x 4' Ceiling tile | Flower shop | Yes No | Fair | TBD | 100 SF |

ND = No Asbestos Detected
NA = Not Analyzed Due to Positive Stop Analysis
SF = Square Feet
LF = Linear Feet

In addition, suspect ACM in the form of roofing materials was not sampled as part of the assessment. These non-friable materials are in good condition and should be sampled prior to repair, renovation, or demolition activities.

## 6.6. FACILITY STORAGE TANKS AND PIPELINES (ABOVE OR BELOW GROUND)

Visual observations for manways, vent pipes, fill connections, concrete pads, and saw cuts in paved areas did identified surface connections or disturbances that would indicate the potential for an underground storage tank (UST) installation at the Project.

No aboveground storage tanks (ASTs) were observed at the Project.

Although no evidence of current USTs was identified, a review of available historical information indicates that the Project was formerly occupied by a gasoline filling station, and, as such, maintained gasoline USTs. The size, number, construction material, and exact dates of installation and removal of the on site USTs are unknown.

Based on review of available information, USTs were removed prior to 1986. Two concrete areas were observed in the parking lot and were reported to be the location of the former fuel islands. Furthermore, an indentation in the asphalt parking northwest of the building was reportedly where the former USTs were located.

A prior subsurface investigation of the former UST area showed that low levels of petroleum contamination (862 parts per million (ppm)) were found to exists beneath the former tank area at seven feet bgs. Very low concentrations of petroleum contamination were found in two of three borings conducted in the native soils adjacent to the former tank cavity. Based on the fact that the concentrations of contaminants identified were found to be within acceptable limits, it is the opinion of EMG that no further action or investigation is warranted regarding the former on site USTs.

The remaining manways and surface caps observed at the Project were for site services (i.e., domestic water, storm water, and sanitary sewer system).

Furthermore, review of currently installed mechanical equipment, and historical information concerning mechanical equipment, identified the use of alternate fuel sources (i.e., electric, natural gas) thereby eliminating the need for additional on site fuel storage at the Project.

Based on the review of the state list of registered USTs, no USTs are registered for the Project; however, the Project is listed as a historical automotive station.

Interviews with persons knowledgeable of the Project did not identify any evidence of additional or current storage tanks (above or below ground) at the Project.

Visual observations did not identify any surface markings indicating the existence of subsurface product pipelines at the Project.

## 6.7. Surface Areas

Observations during EMG's assessment identified that the Project lands are graded to provide slope and swale to direct storm water away from the on site building. The land surface of the Project is relatively flat, with no significant changes in elevation. Surface water flow is in a southerly direction.

Visual observation of the Project and adjacent properties identified stressed vegetation in the form of a significantly dry and dead lawn at the adjoining residence to the east. Mr. Nomura stated that an elderly woman lives there and is unable to maintain the lawn herself. No further investigation is warranted regarding this area of stressed vegetation.

Visual observations did not identify any evidence of on site surface impoundment facilities, pits, dry wells, or dumping of apparent hazardous substances at the Project.

Visual observations did not identify any surface water features including lagoons, ponds or other bodies of water at the Project.

Parking facilities consist of surface level asphalt pavement areas. Minor oil discharges were observed on the parking areas; however, the discharges are incidental in nature and corrective action is neither practical nor warranted.

Storm water from the roof areas is directed to the parking lot via downspouts. Storm water from drive and parking surfaces is directed to a catch basin at the southern boundary via sloping. Storm water from vegetated surface areas naturally infiltrates into the subsurface.

## 6.8. MOLD

EMG performed a limited visual assessment for the presence of mold, conditions conducive to mold, and evidence of moisture in readily accessible interior areas of the Project.

No suspect mold was observed, but moisture was observed in the following areas:

- Water damaged ceiling tiles in Flower shop - The area affected was approximately ten square feet in size.

The source of this moisture should be identified in order to prevent future mold problems.

This assessment does not constitute a comprehensive mold survey of the Project. The reported observations and conclusions are based solely on interviews with Project personnel and conditions as observed in readily accessible interior areas of the Project on the assessment date.

# 7. REGULATORY DATABASE REVIEW

Based on review of the regulatory database report, and by cross-referencing name, address, and zip code, EMG concludes that the Project is listed on three databases as a historical gas station, hazardous waste generator and illegal drug lab site. Furthermore, the area search of the Project for sites listed in these databases identified various sites outlined in the Regulatory Agency Data Report Findings included in the Appendices, Section 9. Information about the listed sites is included below.

EMG also reviewed the unmappable sites in the database report, cross-referencing addresses and site names. Unmappable sites are environmental risk sites that cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be geocoded because of inaccurate or missing location information in the record provided by the agency. Any identified unmappable site within the specified search radii is included below.

The following are some of the databases which were reviewed for this assessment. See the appended regulatory database report for a complete listing of databases reviewed for this assessment:

- **NPL Listing:** The National Priorities (Superfund) List (NPL) is United States Environmental Protection Agency (USEPA's) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.
- **Delisted NPL Listing:** The Delisted NPL database is a listing of sites which have been deleted from the NPL list by the USEPA.
- **RCRA-TSD Facilities Listing:** The USEPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA-TSD database is a compilation by the USEPA of reporting facilities that transport, treat, store or dispose of hazardous waste.
- **RCRA-Corracts Facilities Listing:** The USEPA's Resource Conservation and Recovery Act (RCRA) Corrective Action Sites Listing contains information pertaining to hazardous waste treatment, storage, and disposal facilities (RCRA TSD) which have conducted, or are currently conducting, a corrective action(s) as regulated under RCRA.
- **CERCLIS Listing:** This database is a compilation of sites which the USEPA has investigated or is currently investigating for a release or threatened release of hazardous substances.
- **NFRAP Listing:** This database contains information regarding sites which have been removed from the USEPA CERCLIS database.
- **RCRIS-Generator Listing:** The USEPA identifies and tracks hazardous waste from the point of generation to the point of disposal through the Resource Conservation and Recovery Information System (RCRIS). The RCRIS-Generators database is a compilation by the USEPA of facilities that report hazardous waste generation.
- **Emergency Response Notification System (ERNS):** The ERNS is a national database used to collect information on reported releases of oil or hazardous substances.
- **Federal institutional control registry:** This database contains information on sites with federal 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.

- **Federal engineering control registry:** This database contains information on sites with federal engineering controls. 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.
- **SHWS (CALSITE) Listing:** The CALSITE list is a comprehensive listing of sites which were considered to be a possible threat to the public health and welfare by the California Department of Toxic Substances Control (CDTSC). The CALSITE list can include any business or property that may utilize hazardous chemicals. The list does not necessarily imply environmental impairment.
- **SWF Listing:** This database is a comprehensive listing of all State Permitted Solid Waste Landfills.
- **Leaking Underground Storage Tanks:** This database contains a summary of information pertaining to leaking underground storage tank (LUST) sites identified by the state.
- **Underground Storage Tanks:** This database contains a summary of information pertaining to registered underground storage tanks (UST's) identified by the state.
- **CORTESE:** This database cross-references sites found on various other California State Databases, such as the LUST and RCRIS databases. CORTESE sites are therefore discussed under the appropriate cross-referenced database.
- **WDS:** The California Waste Discharge System (WDS) report contains information pertaining to all active and regulated facilities that have been issued waste discharge permits for the release of waste water or hazardous waste into either an injection well or surface water.
- **HAZNET:** The Hazardous Waste Information System database contains information on sites which have submitted hazardous waste manifests to the Department of Toxic Substance Control.
- **Los Angeles County Hazardous Materials System (HMS) Database:** The HMS database contains information on sites monitored by the Los Angeles County Department of Public Works Environmental Programs Division for industrial waste and/or underground storage tanks. In some cases, file information from DPW was transferred to various city agencies in early to mid 1990's. Many of these files were misplaced or lost in the transfer.
- **California Hazardous Materials Incidents Reporting System (CHMIRS):** The California Office of Emergency Services retains the CHMIRS list of reported hazardous materials releases.
- **Clandestine Drug Lag (CDL):** 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.
- **State Voluntary Cleanup Sites:** This database contains a listing of sites which are in the State voluntary cleanup program
- **Tribal LUST:** This database contains information on Tribal LUST sites.
- **Tribal UST:** This database contains information on Tribal UST sites.

The following table indicates the number of sites identified for each regulatory database within the specified search radii:

| Database | On site | Adjacent | Remaining within 1/8 mile | 1/8 - 1/4 mile | 1/4 - 1/2 mile | 1/2 - 1 mile |
|---|---|---|---|---|---|---|
| NPL | 0 | 0 | 0 | 0 | 0 | 1 |
| Delisted NPL | 0 | 0 | 0 | 0 | 0 | N/A |
| RCRA-TSD | 0 | 0 | 0 | 0 | 0 | N/A |
| RCRA-CORRACTS | 0 | 0 | 0 | 0 | 0 | 1 |
| CERCLIS | 0 | 0 | 0 | 0 | 0 | N/A |
| NFRAP | 0 | 0 | 0 | 0 | 0 | N/A |
| RCRIS-Generators | 0 | 0 | N/A | N/A | N/A | N/A |

| Database | On site | Adjacent | Remaining within 1/8 mile | 1/8 - 1/4 mile | 1/4 - 1/2 mile | 1/2 - 1 mile |
|---|---|---|---|---|---|---|
| ERNS | 0 | N/A | N/A | N/A | N/A | N/A |
| Federal Institutional control | 0 | N/A | N/A | N/A | N/A | N/A |
| Federal Engineering control | 0 | N/A | N/A | N/A | N/A | N/A |
| SHWS/Calsites | 0 | 0 | 0 | 0 | 0 | 1 |
| State VCP | 0 | 0 | 0 | 0 | 0 | N/A |
| SWF | 0 | 0 | 0 | 0 | 0 | N/A |
| LUST | 0 | 1 | 0 | 0 | 11 | N/A |
| UST | 0 | 0 | N/A | N/A | N/A | N/A |
| Tribal LUST | 0 | 0 | 0 | 0 | 0 | N/A |
| Tribal UST | 0 | 0 | N/A | N/A | N/A | N/A |
| CDL | X | N/A | N/A | N/A | N/A | N/A |

**BAKER RA & SONS RICHFIELD SERVICE**
**13001 Lambert Road**
**Distance: N/A (The Project)**
**Direction: N/A (The Project)**
**Databases listed on: EDR Historical Auto Stations**

The above site is a former tenant at the Project. Information in the database indicates a gas station historically operated at the Project in 1957 and 1961. More information regarding the on site USTs is included in Section 6.6. Based on the results of the prior investigation discussed in Section 5.7, no further action or investigation is recommended regarding this listing.

**HARVEY'S FOREIGN CAR SERVICE**
**13001 Lambert Road**
**Distance: N/A (The Project)**
**Direction: N/A (The Project)**
**Databases listed on: HAZNET**

The above site is a tenant at the Project. Information in the database indicates the facility generates small quantities of hazardous waste in the form of aqueous solutions. More information regarding the hazardous wastes generated at this tenant space is included in Section 6.3. Based on the absence of reported violations and observations made during the reconnaissance, no further action or investigation is recommended regarding this listing.

**13001 LAMBERT ROAD**
**Distance: N/A (The Project)**
**Direction: N/A (The Project)**
**Databases listed on: CDL**

The above site is the Project. Information in the CDL database indicates an illegal drug lab was reported at the Project in October 2005. Mr. Nomura stated he was unaware of an illegal drug lab at the Project. No evidence of a drug lab was observed during our reconnaissance. Based on visual observation at the Project, no further action or investigation is recommended regarding this listing.

**AM/PM ARCO GAS STATION #0211, AHMAD SEDEHI**
**13010 Lambert Rd**
**Distance: Adjacent**
**Direction: South**
**Database listed on: UST, Historical UST, SWEEPS UST, LUST**

Based on review of the USGS Topographic Map, this site is located topographically down-gradient from the Project and estimated groundwater flow in the area of the site is to the southwest and away from the Project. This site is located across Lambert Road, and the UST pit is situated approximately 150 feet south of the Project. Information in the databases indicates the facility historically maintained three USTs dating back to 1974, and currently maintains three USTs. The facility reported a gasoline release to soil and groundwater in 1987 and is currently undergoing remediation via soil vapor extraction. According to the database, there is a possibility that the contaminated groundwater is migrating off site. No additional information was provided in the database. A call placed to the facility owner is pending a response. Based on distance, topographic relations, and estimated groundwater flow, this site is not anticipated to have adversely impacted the environmental integrity of the Project.

**TUNE-TECH**
**12612 Lambert Road**
**Distance: 1,503 Feet**
**Direction: Northwest**
**Database listed on: LUST**

Based on review of the USGS Topographic Map, this site is located topographically cross-gradient from the Project and estimated groundwater flow in the area of the site is to the southwest and away from the Project. Information in the databases indicates the facility reported a gasoline release to soil and groundwater in 1994 and has been issued a case-closed status. The regulatory agency awards a case closed status only when contamination, if any, has been investigated and/or remediated in accordance with currently accepted regulatory standards. Based on distance, topographic relations, regulatory status and estimated groundwater flow, this site is not anticipated to have adversely impacted the environmental integrity of the Project.

Based on various factors such as distance, topographic relations, estimated groundwater flow, and/or regulatory status, the remaining off site listed properties are not anticipated to have adversely impacted the environmental integrity of the Project.

# 8. ADJACENT PROPERTIES

The general vicinity of the Project consists of commercial and residential land uses. The following adjacent properties were observed:

**North** — The Project is bordered to the north by residential homes.

**East** — The Project is bordered to the east by residential homes

**South** — The Project is bordered to the south by Lambert Road. Further south is Arco AM/PM Gas Station at 13004 Lambert Road. To the southwest is Greenleaf Avenue Baptist Church at 12912 Lambert Road.

**West** — The Project is bordered to the west by Greenleaf Avenue. Further west is ARCE Mufflers at 8659 Greenleaf Avenue.

The adjacent property use to the south was identified on the LUST database. More information regarding this site is included in the Regulatory Review discussion (Section 7).

Based on observations and available regulatory information, the remaining adjacent property uses are not anticipated to adversely impact the environmental integrity of the Project.

# PROJECT
## REPORT

**BRC ADVISORS**
725 Figueroa Street, Suite 2350
Los Angeles, California 90017
**Joel Sterling**




## PHASE II ENVIRONMENTAL ASSESSMENT

**of**

13001 LAMBERT ROAD
Whittier, California 90602

**PREPARED BY:**

**EMG**
11011 McCormick Road
Hunt Valley, Maryland 21031
(800) 733-0660
410.785.6220 (fax)
www.emgcorp.com

**REVIEWED BY:**

**Mark W. Fischer**
Senior Consultant
(800) 733-0660, Ext. 2722
mwfischer@emgcorp.com

**EMG Project #:** 79867.06R-001.075
**Date of Report:** October 11, 2006
**On-Site Date:** October 5, 2006



EMG

October 11, 2006

Mr. Joel Sterling
BRC Advisors
725 Figueroa Street, Suite 2350
Los Angeles, California 90017

RE: Phase II Environmental Assessment
13001 Lambert Road
Whittier, California, 90602
EMG Project No. 79867.06R-001.075

Dear Mr. Sterling:

EMG has performed a Phase II Environmental Assessment at the above referenced property (the "Project") that consisted of a subsurface investigation. The assessment was performed in an attempt to determine the presence of contamination potentially resulting from a sub-grade hydraulic lift, located Harvey's Auto Service.

The assessment was performed in the area of a sub-grade hydraulic lift. The assessment consisted of the advancement of two Geoprobe soil borings in the area of a sub grade hydraulic lift. Soil borings FB-1 and FB-2 were advanced through the area next to the sub grade hydraulic lift.

Soil samples were analyzed for total recoverable petroleum hydrocarbons (TRPH) and foe polychlorinated biphenyls (PCBs). The results of the investigation are further discussed in the attached report.

We have appreciated the opportunity to provide you with this service. If you have any questions regarding the Project, please feel free to call us at your convenience.

**Surveyed by:** Rick Fero, Project Manager

**Written by:** Rick Fero, Project Manager

**Reviewed by:**

Mark W. Fischer
Senior Consultant

DRAFT – FOR DISCUSSION PURPOSES ONLY
79867.06R-001.075

# PHASE II ENVIRONMENTAL ASSESSMENT

# 13001 LAMBERT ROAD

# WHITTIER, CALIFORNIA 90602

# EMG PROJECT #79867.06R-001.075

# TABLE OF CONTENTS

1. Introduction ..... 1
2. Environmental Investigation ..... 2
3. Sample Collection and Analyses ..... 3
4. Analytical Results ..... 4
5. Discussion and Conclusions ..... 5
   5.1. Soil Samples ..... 5
   5.2. Conclusions ..... 5
6. Qualifications ..... 6
7. Appendices ..... 7

# 1. INTRODUCTION

EMG was contracted by BRC Advisors to perform a Phase II Environmental Assessment of 13001 Lambert Road (the "Project"), located in Whittier, California 90602.

The assessment was performed in an attempt to determine the presence of contamination potentially resulting from a sub-grade hydraulic lift, located Harvey's Auto Service.

The scope of work for the Phase II Assessment is outlined below.

- Subsurface Sampling
  - EMG monitored the advancement of soil borings FB-1 and FB-2 adjacent to the sub-grade hydraulic lift. These soil borings were advanced to a depth of 12 feet below grade. Shallow groundwater was not encountered in the interior soil borings. See Appendix A for boring locations. Site photographs are included in Appendix B.
  - Soil samples were collected at regular intervals from all soil borings. No unusual odors or stains were noted in any of the soil samples collected from the soil borings. Photoionization detector (PID) screening of the soil samples did not detect evidence of volatile organic compound (VOC) contamination at any of the locations investigated (see Appendix C).
  - Selected soil samples recovered from the soil borings, were delivered to an accredited laboratory for analyses. Soil samples were analyzed for total recoverable petroleum hydrocarbons (TRPH) via EPA Method 418.1 and for polychlorinated biphenyls (PCBs) via EPA Method 8082 (see Appendix D).

## 2. ENVIRONMENTAL INVESTIGATION

On October 5, 2006, EMG monitored the advancement of soil borings FB-1 and FB-2 adjacent to the onsite sub-grade hydraulic lift. Hydro Geo Spectrum used a mobile Geoprobe drilling unit to advance the soil borings to a depth of 12 feet below grade. All down-hole drilling equipment was thoroughly cleaned prior to commencement of drilling operations and between each boring and sampling interval. Soil samples were obtained regular intervals from the soil borings. The locations of the soil borings are indicated on the Boring Location Map included in Appendix A.

Soils encountered in the soil borings consisted of brown sandy silt with some clay (ML). Moisture contents of the soil samples at the time of the investigation were generally low. Groundwater was not encountered in any of the soil borings.

PID screening of the soil samples collected from the borings did not reveal evidence of VOC contamination at any of the locations investigated.

Upon completion, the boreholes were backfilled with excess soil cuttings and bentonite chips, and patched with concrete.

## 3. SAMPLE COLLECTION AND ANALYSES

Soil samples were collected using a stainless steel drive sampler. Upon reaching the desired sampling depths, the sampler was driven into the soil, thereby collecting a soil sample. Soil samples were collected in plastic sampling tubes, sealed with plastic caps, and properly labeled. The samples were immediately placed in a cooler for preservation. The soil samples were then delivered to an accredited laboratory for analyses. All select soil samples were analyzed for TRPH via EPA Method 418.1 and for PCBs via EPA Method 8082 (see Appendix D). Chain-of-custody was maintained utilizing laboratory chain-of custody tracking forms.

# 4. ANALYTICAL RESULTS

Laboratory analyses were performed on select soil samples from the onsite sub grade hydraulic lift area for TRPH and PCBs. The analytical results for the soil samples are presented in Table 1 — Soil Sample Analytical Results. Copies of the analytical results and chain-of-custody are included in Appendix D.

| TABLE 1 - SOIL SAMPLE ANALYTICAL RESULTS | | |
|---|---|---|
| Parameter Sample No./Depth (ft) | TRPH (ppm) | PCBs (ppm) |
| FB1-12' | ND | ND |
| FB2-8' | ND | ND |

ND = Non-detectable (below analytical method detection limit)
ppm = parts per million (mg/kg)

# 5. DISCUSSION AND CONCLUSIONS

## 5.1. SOIL SAMPLES

The assessment was performed in an attempt to determine the presence of contamination potentially resulting from an onsite, sub-grade, hydraulic lift, located Harvey's Auto Repair. Two borings were conducted in the above-indicated areas of the Project. As indicated in Table 1, no TRPH or PCBs were detected in any of the soil samples.

## 5.2. CONCLUSIONS

Based on the results of the analyses of the soil, no evidence of a release of TRPH or PCBs was identified. Therefore, no further investigative action is recommended with regard to the onsite hydraulic lift at this time.

# 6. QUALIFICATIONS

EMG has completed a Phase II Environmental Site Assessment of 13001 Lambert Road (the "Project"), located in Whittier, California 90602. The assessment was performed at the Client's request using the methods and procedures consistent with good commercial and customary practice designed to conform with acceptable industry standards.

This report is exclusively for the use and benefit of the Client identified on the first page of this report.

This report is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. In expressing the opinions stated in this report, EMG has exercised the degree of skill and care ordinarily exercised by a reasonable prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances. Documentation and data provided by the Client, designated representatives of the Client or other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that EMG assumes no responsibility or liability for their accuracy.

EMG's professional services have been performed, our findings obtained, and our recommendations prepared in accordance with customary principles and practices in the fields of environmental engineering and sciences. EMG is not responsible for the independent conclusions, opinions, or recommendations made by others based on the field exploration and laboratory test data presented in this report.

The investigation performed for this project is intended as a description of available information at the time of the investigation. This report does not warrant against future operations or conditions present of a type or at a location not investigated.

# ATTACHMENT (G)

## FEDERAL, STATE, & REGIONAL RECORDS

## INTRODUCTION

BBL has used its best effort but makes no claims as to the completeness or accuracy of the referenced government sources or the completeness of the search Our records are frequently updated but only as current as their publishing date and may not represent the entire field of known or potential hazardous waste or contaminated sites To ensure complete coverage of the subject property and surrounding area, sites may be included in the list if there is any doubt as to the location because of discrepancies in map location, zip code, address, or other information in our sources For additional information call 858 793-0641

In accordance with ASTM E-1527-13, the following government sources have been searched for sites within one mile radius,within the distances of the subject location as listed below.

## FEDERAL SOURCES

**NPL National Priority List**

EPA has prioritized sites with significant risk to human health and the environment These sites receive remedial funding under the Comprehensive Environmental Response Conservation and Liability Act (CERCLA)

Site: OMEGA CHEMICAL SITE PRP ORGANI
Address: 12504 E WHITTIER BLVD, 12504 - 12512 - 12512
City: WHITTIER
Map Loc: 61 - about 5 mile N of the subject
Status: C

EPA ID#: CAD042245001

Discovery of this Hazardous Waste site was brought to EPA's attention on 07/12/89 The Preliminary Assessment, consisting of collecting and documenting existing information about the source and nature of the site hazard was completed on 06/01/90 Removal negotiations were eneterd on 02/01/95 between EPA and the PRPS on the liability for and conduct of a removal An Administrative Order was issued on 05/09/95 by the EPA unilaterally (under section 106 of SARA) The Preliminary Assessment, consisting of collecting and documenting existing information about the source and nature of the site hazard was completed on 05/10/95 Administrative records were compiled on 06/30/95 A search was initiated on 02/01/95 to identify PRPS The action was completed on 11/01/95
As published in the Federal Register on 09/29/98, this site was proposed to be placed on the National Priority List (NPL), based on the site's Hazard Ranking Score A numeric estimate of the relative severity of a hazardous substance release and its potential, computed using the Hazard Ranking System was established on 01/19/99 On 01/19/99, the proposed NPL status was converted to Final Status Discussions were held on 06/01/99 between EPA and the PRPS on liability for and conduct of a RI/FS Removal negotiations were eneterd on 06/01/99 between EPA and the PRPS on the liability for and conduct of a removal An enforcement Instrument (e g Consent Decree) is lodged by DOJ with the court A judicial Consent Decree was entered between the Federal government and the PRPS settling a claim under CERCLA Oversight was provided on 06/27/95 of Potentially Responsible Party (PRP) response action for removals, including all activities for monitoring and supervising the performance of PRPs to determine whether such performance is consistent with the requirements of the administrative orders on consent, unilateral administrative orders, consent decrees, judicial decrees, information agreements, and compliance schedules. An enforcement instrument (e.g. Consent Decree) is lodged by DOJ with the court. A judicial Consent Decree was entered between the Federal government and the PRPS settling a claim under CERCLA. An Administrative Order was issued by the EPA unilaterally (under section 106 of SARA). An Administrative Order was issued by the EPA unilaterally (under section 106 of SARA). A voluntary and enforceable agreement, Administrative Order of Consent, pursuant to CERCLA was signed by EPA and PRPS, whereby the PRPS agree to perform and/or pay for the response costs involved in site cleanup. The order describes the PRP response to be taken at the site; stipulated penalties, indemnification, effective date, and may be subject to public comment. EPA regional attorneys took legal action to establish EPA as a creditor of the PRP, who has filed for bankruptcy. A voluntary and enforceable agreement, Administrative Order of Consent, pursuant to CERCLA was signed by EPA and PRPS, whereby the PRPS agree to perform and/or pay for the response costs involved in site cleanup. The order describes the PRP response to be taken at the site; stipulated penalties, indemnification, effective date, and may be subject to public comment. A voluntary and enforceable agreement, Administrative Order of Consent, pursuant to CERCLA was signed by EPA and PRPS, whereby the PRPS agree to perform and/or pay for the response costs involved in site cleanup. The order describes the PRP response to be taken at the site; stipulated penalties, indemnification, effective date, and may be subject to public comment. EPA regional attorneys took legal action to establish EPA as a creditor of the PRP, who has filed for bankruptcy. Discussions and information exchange were started between PRPS and EPA over the PRPS's liability, willingness and ability to conduct the remedial design and action as identified in the ROD. An enforcement instrument (e.g. Consent Decree) is lodged by DOJ with the court. A judicial Consent Decree was entered between the Federal government and the PRPS settling a claim under CERCLA



ACTIONS AT PHASE 1: OPOG CD WORK

A study was conducted to identify the objectives of a response action and to analyse the cost effectiveness and implementability of various alternatives that may be used to satisfy these objectives. Oversight was provided of Potentially Responsible Party (PRP) response action for removals, including all activities for monitoring and supervising the performance of PRPs to determine whether such performance is consistent with the requirements of the administrative orders on consent, unilateral administrative orders, consent decrees, judicial decrees, information agreements, and compliance schedules. Oversight was provided of responsible party response action for Remedial Investigation/Feasibility Study (RI/FS), including all activities for monitoring and supervising the performance of the responsible parties to determine whether such performance is consistent with the requirements of SARA and IAG or MOA. The remedial investigation gathers data necessary to: (1) determine the nature and extent of problems at the site; (2) establish cleanup criteria for the site; (3) identify preliminary alternative remedial actions; and (4) support the technical and cost analyses of the alternatives. Oversight was provided of responsible party response action for Feasibility Study (FS), including all activities for monitoring and supervising the performance of the responsible parties to determine whether such performance is consistent with the requirements of the administrative orders on consent, unilateral administrative orders, consent decrees, judicial decrees, information agreements, and compliance schedules. The feasibility study is a study of a hazardous waste state to: (1) evaluate alternative remedial actions from technical, environmental, and cost effectiveness perspectives; (2) recommend the cost-effective remedial action; and (3) prepare a conceptual design , a cost estimate for budgetary purposes, and a preliminary construction schedule. A final Record of Decision (ROD) was approved indicating that the agency has chosen the remedy for the site. Oversight was provided of Potentially Responsible Party (PRP) response action for Remedial Design (RD), including all activities for monitoring and supervising the performance of the responsible parties to determine whether such performance is consistent with the requirements of the administrative orders on consent, unilateral administrative orders, consent decrees, judicial decrees, information agreements, and compliance schedules. An enforcement instrument (e.g. Consent Decree) is lodged by DOJ with the court. A judicial Consent Decree was entered between the Federal government and the PRPS settling a claim under CERCLA.

ACTIONS AT DOWNGRADIENT GROUNDWATER

An additional Remedial Investigation was started to gather the data to determine the nature and extent of problems at the site; establish cleanup criteria; identify preliminary alternative remedial actions; and support technical cost analyses of the alternatives. An additional feasibility study was initiated evaluate alternative remedial actions from technical, environmental, and cost-effectiveness perspectives; recommend the remedial actions; and prepare a conceptual design, cost estimates and schedules. An additional final Record of Decision (ROD) was approved indicating that the agency has chosen the remedy for the site. An additional Remedial Investigation was started to gather the data to determine the nature and extent of problems at the site; establish cleanup criteria; identify preliminary alternative remedial actions; and support technical cost analyses of the alternatives.

ACTIONS AT INDOOR AIR WORK

Oversight was provided of Potentially Responsible Party (PRP) response action for removals including all activities for monitoring and supervising the performance of PRPs to determine whether such performance is consistent with the requirements of the administrative orders on consent, unilateral administrative orders, consent decrees, judicial decrees, information agreements, and compliance schedules Oversight was provided of Potentially Responsible Party (PRP) response action for removals, including all activities for monitoring and supervising the performance of PRPs to determine whether such performance is consistent with the requirements of the administrative orders on consent, unilateral administrative orders, consent decrees, judicial decrees, information agreements, and compliance schedules
CONTAMINENTS:
soil near surfac - federal facility removal

The Omega Chemical Corporation Superfund Site (Omega Site)The Omega Chemical Corporation Superfund Site (Omega Site) is located in Whittier, California. EPA has divided the Omega Site into three Operable Units (OUs). OU-1 includes soil and groundwater contamination on and near the former Omega facility property, extending approximately 100 feet southwest of Putnam Street. OU-2 is the contamination in groundwater that originated from the former Omega facility and is downgradient of OU-1. OU-3 includes the indoor air contamination that has been documented within OU-1 The former Omega Chemical Corporation (Omega) property is located at 12504/12512 East Whittier Boulevard in Whittier, California. It occupies Los Angeles County Assessor Tract Number 13486, Lots 3 and 4. The former Omega property is approximately 41,000 square feet in area and contains two structures, a warehouse and an office building. A loading dock is attached to the rear of the warehouse. The exterior areas are concrete paved, and the former Omega property is secured with a perimeter fence and locking gate. The identification number for the Omega Site in the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) is CAD042245001 Omega was a solvent and refrigerant recycling operation located in Whittier, California, a community of approximately 85,000 people. The former Omega facility was located at 12504 and 12512 Whittier Boulevard (two adjoining parcels), across the street from a residential neighborhood and within 1 mile of several schools, including three elementary schools and two high schools. The facility operated as a solvent and refrigerant recycling and treatment facility from approximately 1976 to 1991, handling primarily chlorinated hydrocarbons and chlorofluorocarbons. Drums and bulk loads of waste solvents and chemicals from various industrial activities were processed at Omega to form commercial products. Chemical, thermal, and physical treatment processes were reportedly used to recycle the wast" e materials. Wastes generated from treatment and recycling activities included still bottoms resulting from the distillation of spent solvents, aqueous fractions, and nonrecoverable solvents EPA is the lead agency for the Omega Site. The California Department of Toxic Substances Control (DTSC) is the lead state agency. Currently, the expected source of cleanup monies for the Omega Site OU-1 vadose zone soils remedy is the group of potentially responsible parties that



sent waste to Omega during its period of operation.Two separate parcels and street addresses comprise the property of the former Omega facility (i.e., 12504 and 12512 Whittier Boulevard). From 1951 to 1953, Sierra Bullets, Inc. and various related entities that manufactured bullets owned the 12504 Whittier Boulevard property. Before construction of the buildings in 1955, this property was used for agriculture Fred R. Rippy, Inc. purchased the parcel at 12504 Whittier Boulevard in 1963 and sold it to Omega in 1987. From 1963 to 1966, Rippy operated a machine shop and then leased the facility to the following tenants, in chronological order: Accessory Products Company (dry good warehousing) (1966 to 1967) Maples Bros. Inc. (wood furniture manufacturer) (1967 to 1970) Stoner Western Company (ambulance manufacturer) (1970 to 1974) Bachelor Chemical Company (chemical recycler) (1974 to 1976) Omega Chemical Corporation (1976 to 1987)From 1976 to 1987, Omega leased 12504 Whittier Boulevard for operation of a recycling and treatment facility for commercial and industrial solid and liquid wastes, and a transfer station for storage and consolidation of wastes for shipment to other treatment and/or disposal facilities. In 1987, Omega purchased the property it was leasing at 12504 Whittier Boulevard and expanded operations onto the 12512 Whittier Boulevard property.The parcel at 12512 Whittier Boulevard was used for agriculture up until 1951, when the property was first sold for deve" lopment. Between 1951 and 1964, the property was purchased and sold several times. It is not known how the property was used during this period. In 1964, the property was purchased by Fred R. Rippy, Inc., who sold it to Omega in 1987. During the period from 1964 to 1987, tenants at the property were Earthly Endeavors, which made handcrafted clay products, and the ANB Construction Company.Omega ceased operating in 1991, but its president, Dennis O'Meara, continued to operate at the two parcels under a different company name until 1995 on a more limited basis. Subsequent to 1991, the new company primarily accepted Freons. O'Meara owned both parcels until they were foreclosed upon in 2003. Between 1995 and 2003, the two properties were occupied by various tenants.The Omega Site was placed on the National Priorities List (NPL) in January Van Owen Holdings LLC (Van Owen) of Los Angeles, California, purchased the former Omega property (12504 and 12512 Whittier Boulevard) in 2003. Currently, Star City Auto Body occupies the warehouse (12504 Whittier Boulevard) and performs auto body repair and painting. Star City also leases the small paved parking lot north of the warehouse building for automobile parking. Three Kings Construction occupied the former administrative building (12512 Whittier Boulevard) and larger paved parking area south of the warehouse from 2004 until 2006.Between 1984 and 1985, Omega received many notices of violations from the Los Angeles County Department of Health. In the early 1990s, DTSC and EPA actively pursued the owner/operator of Omega to remove drums of contaminants and to clean up the former Omega property. On August 27, 1993, at the request of DTSC, EPA conducted an assessment of the Omega facility to evaluate the condition of approximately 3,000 drums of unprocessed hazardous waste, which occupied most of the available storage space on the property. The drums were situated on pallets; in some locations, the drums were stacked" three high; many were weathered from years of outside storage. EPA concluded from the 1993 assessment that the Omega facility represented a significant waste management problem. However, the State of California remained the lead agency for the former Omega property at that time.In January 1995, DTSC again requested EPA assistance in re-evaluating the condition of the facility. A preliminary assessment was conducted on January 19, 1995, and the following conditions were observed at the facility: Approximately 3,000 drums were observed stacked three high, some without pallets between them. A large majority of the drums appeared to be extremely corroded. Numerous drums were observed leaking onto other drums and onto a concrete pad. Numerous spills were observed leading away from the drums to other parts of the property.On May 9, 1995, EPA issued a Unilateral Administrative Order (UAO) to the owner of Omega and to the generators of the hazardous substances that had shipped 10 or more tons of hazardous substances to the former Omega property. During 1995 and 1996, a group of potentially responsible parties (PRPs) later known as the Omega Chemical Site PRP Organized Group (OPOG) with EPA oversight removed approximately 3,000 drums from the former Omega property and collected subsurface soil and groundwater samples.Numerous enforcement and response actions have been taken at the Omega Site by various regulatory agencies and PRPs. A summary of these actions follows:1984 to 1991. Omega received numerous Notices of Violations (NOVs) from the Los Angeles County Department of Health. These violations were issued for the improper labeling of drums, leaking drums, incomplete hazardous waste manifests, and numerous safety violations.November 1990. A preliminary injunction was filed by the Los Angeles County Superior Court enjoining Omega from accepting any offsite hazardous waste. February 1991. The offices of the San Bernardino and Los Angeles C" ounty District Attorneys issued warrants to search three railcars on the former Omega property. The search revealed illegal storage and transport of 700 hazardous waste drums and falsified manifests and drum labels.April 1991. The Los Angeles County Superior Court ordered Omega to cease operations, remove all hazardous wastes, and close the facility.October 1991. EPA entered into an Administrative Order on Consent, requiring Omega to perform several interim measures to mitigate current or potential threats to human health or the environment (e.g., improve facility security, repack leaking drums, and immediately remove them to an appropriate Class I facility) and to submit a Resource Conservation and Recovery Act (RCRA) Facility Investigation (RFI).August 1993. DTSC requested assistance from EPA to conduct a site assessment of the Omega facility. EPA tasked the Technical Assistance Team (TAT) contractor to conduct a site assessment, at which time TAT observed approximately 2,800 drums of hazardous wastes that entirely filled all available storage space at the facility. The drums were situated on pallets, sometimes three high and stacked in rows across the facility. Many of the drums were weathered from years of outside storage; however, only a few of the drums inspected displayed any signs of gross deterioration or were leaking. The conclusion reached from this 1993 TAT assessment was that Omega Site represented a significant waste management problem. The State of California remained lead agency for the Omega Site at that time.January 1995. The Los Angeles County Superior Court found Dennis O'Meara, president of Omega, in contempt of court for failing to follow its orders. The court ordered Mr. O'Meara and Omega to cease all operations at the former Omega property and to cooperate fully in all efforts to investigate and implement appropriate action at the former Omega property. March 1995. Dennis O'Meara pled guilty to two felony counts of illegal sto" rage and disposal of hazardous waste.May 1995. EPA issued a UAO to the facility operators (Omega and Dennis O'Meara) and to the generators of hazardous substances who each sent at least 10 tons of hazardous substances to Omega. This UAO required the Respondents to remove approximately 2,700 drums at the former Omega property and to dispose, stabilize, or treat grossly contaminated concrete, asphalt, and/or soils found at or near the surface and to conduct surface and subsurface soil sampling and groundwater sampling to determine the nature and extent of contamination.February 2001. EPA and OPOG entered into a Partial Consent Decree (Partial CD) to address soil and groundwater contamination on the former Omega property and the area immediately downgradient. The Partial CD



includes the following tasks: (1) design and implement a groundwater containment and mass treatment system for the Phase Ia (OU-1) Area (including conducting a groundwater Engineering Evaluation/Cost Analysis [EE/CA] to evaluate the nature and extent of groundwater contamination in the OU-1 area); (2) implement a vadose zone soil Remedial Investigation/Feasibility Study (RI/FS) for contaminant releases on or emanating from the former Omega property; and (3) install three sentinel groundwater monitoring wells and conduct quarterly sampling for one year May 2004 to September 2005 EPA and OPOG conducted indoor air sampling within two buildings on the former Omega property and three others nearby, including a roller skating rink (Skateland) located next door to Omega The purpose of the sampling was to determine whether contaminants in soil gas (i e , soil vapor) on the former Omega property had migrated into buildings overlying the area of soil contamination The results indicated varying degrees of vapor intrusion into each building at OU-1, and the highest levels of indoor air contamination were found within the Skateland building In December 2004, air purifiers were installed in the S" kateland building to reduce concentrations of volatile organic compounds (VOCs) in indoor air OPOG also sealed cracks in the floor that might have been acting as points of entry for vapors migrating into the building July 2004 EPA issued a UAO to 18 PRPs to install and sample additional OU-2 groundwater monitoring wells The wells have been installed and are being used in determining the nature and extent of OU-2 contamination September 2005 OPOG conducted sub-slab depressurization (SSD) field testing to evaluate the potential effectiveness of a full-scale treatment system at Skateland The results indicated that SSD would be effective in reducing indoor air VOC concentrations September 2005 Following completion of the EE/CA, EPA issued an Action Memorandum to construct and operate an interim groundwater pump and treatment system for the OU-1 area The objective of this interim groundwater action is to contain the highest levels of groundwater contamination until a permanent remedy is selected April 2006 EPA issued an Action Memorandum to reduce levels of indoor air contaminants at the Skateland facility OPOG's obligation to implement this removal action was memorialized in an amendment to the Partial CD In September 2006 OPOG purchased the Skateland property and in April 2007 demolished the building, eliminating the need for the indoor air cleanup action Operable Unit 1:The OU 1 portion of the Omega Site is located in a commercial/industrial area in Whittier, California From 1976 to 1991, Omega operated a recycling and treatment facility for commercial and industrial solid and liquid wastes and a transfer station for storage and consolidation of wastes for shipment to other treatment and/or disposal facilities In 2003, Van Owen Holdings LLC of Los Angeles, California purchased the property Currently, two buildings (an office building and a warehouse) are located at the relatively flat former Omega property, with concrete paving c" overing exterior areas Star City Auto Body occupies the warehouse (12504 Whittier Boulevard) and performs auto body repair and painting on the premises The auto body shop also leases the small paved parking lot north of the warehouse building for automobile parking The former Omega administration building (12512 Whittier Boulevard) and larger paved parking area south of the warehouse have had a variety of tenants since 2003 The former administration building is currently unoccupied, and the parking lot is used for temporary storage of wooden pallets by L&M Pallets on a month-to-month lease basis One commercial property (formerly Skateland) and two industrial properties (Medlin & Son and Terra Pave) are immediately adjacent to the former Omega property (southeastern, northwestern and southwestern boundaries, respectively) The northeastern boundary of the former Omega property is bordered by Whittier Boulevard and a frontage road The former Skateland facility, located at 12520 Whittier Boulevard housed an indoor roller skating rink but was demolished in April 2007; the lot is now vacant except for the groundwater treatment plant constructed by OPOG The Medlin & Son facility (former Cal Air facility), located at 12484 Whittier Boulevard is operated as a machine shop (such as screw machines, lathes and mills, tapping and threading, saw cutting and welding) The Terra Pave, Inc facility, located at 12511 East Putnam Street, includes an office building and open areas used for temporary storage of asphalt paving materials for various job sites Terra Pave also utilizes the property to park and maintain a variety of support vehicles and heavy-duty paving equipment LA Carts is located at 12549 East Washington Boulevard a short distance south of Skateland LA Carts manufactures portable food carts most of which are fabricated from stainless steel sheeting Oncology Care is located at 12535 E Washington Boulevard, at the northeast corner of Putnam Street " and Washington Boulevard Oncology Care is housed in a 3,720 square foot, U shaped, one-level building, with an exterior paved parking lot The building has a reception/waiting area in the front, with offices examination rooms a medicine storage/mixing room, and treatment room occupying the remainder of the building The Bishop Company is located at 12519 E Putnam Street south-southwest of the former Omega property The Bishop Company is a wholesale distributor of arborist and landscaping tools and equipment Nearby residential land use occurs across Whittier Boulevard to the northeast (upgradient); these residences are located approximately 250 feet from the former Omega property, outside of the boundaries of OU-1 Other residential areas are located beyond the commercial development south of Washington Boulevard The zoning of the properties within OU-1, pursuant to the Whittier Boulevard Specific Plan Workplace District allows for business offices medical and dental offices, live/work units, multi unit residential development educational institutions, and also for commercial and light manufacturing Sensitive commercial land uses could occur on the property in the future based on the Specific Plan's designation of land uses as well as current use of properties within OU-1 For example patients undergoing chemotherapy or radiology at the existing Oncology Clinic are likely to have suppressed immune systems As such they are a potentially sensitive population that may be more affected by exposure to chemicals than the average healthy person Other nearby medical facilities include the Kaiser Permanente clinic located at 12470 Whittier Boulevard and Presbyterian Medical Hospital located at 12401 Washington Boulevard (about 300 feet and less than 0 5 mile from the former Omega property, respectively) The former Omega property may be developed for similar sensitive commercial land use in the future The nearest water supply well, 02S/11W30-R3 a" lso known as SFS No 1 is located 1 3 miles west-southwest from the Omega facility The top of the screen interval of SFS No 1 is at 200 feet below ground surface near the maximum depth of the contaminant plume originating at the Omega Site Trichloroethene (TCE), chloroform, and tetrachloroethene (PCE) have been found in the water produced by this well and the City of Santa Fe Springs has a wellhead treatment unit utilizing granular activated carbon on this water supply well The shallow aquifer in the vicinity of the Omega facility correlates with the Gaspur and Gage aquifers which likely merge in this area Currently, groundwater underlying OU-1 is not used for any purpose other than sampling, as part of the cleanup of OU-1 and the Omega Site generally Use for potable purposes within this area is also unlikely for the future due to the presence of high concentrations of total dissolved solids (TDS) Concentrations of TDS in groundwater samples from 2004 to 2006 ranged from 630 to 1 700 milligrams per liter (mg/L) The EPA secondary standard for TDS in drinking water is 500 mg/L while the California EPA (Cal EPA) maximum contaminant level (MCL) for TDS in drinking water ranges from 500 mg/L

(recommended) to 1,000 mg/L (upper) with a short-term limit of 1,500 mg/L. Risks from contaminated groundwater could theoretically result from volatilization of groundwater contaminants into ambient and indoor air. No surface water bodies exist within OU-1 A ROD addressing OU-1 was completed in September 2008 OU2 EPA is the lead agency for the current and planned future groundwater remedial activities at OU2. EPA's response activities at OU2 are and have been conducted under the authority established in CERCLA, as amended, 42 United States Code (USC) Section 9601 (also known as Superfund). The lead State agency for OU2 is California Department of Toxic Substances Control (DTSC). The Los Angeles Regional Water Quality Control Board (RWQCB) has provided an" d continues to provide substantial support, particularly with the investigation and cleanup of sources of contamination in the OU2 area. To date, the source of cleanup monies for the Site as a whole has been a mix of the Superfund trust fund and settlements with potentially responsible parties (PRPs). The expected source of cleanup monies for implementation of the selected remedy for OU2 is a settlement with PRPs The following summarizes ownership and use of the Omega property -Late 1930s: the property was undeveloped or used for agricultural purposes -1951: The property was developed; office and warehouse were constructed for Sierra Manufacturing Company. In December 1958, the Sierra Manufacturing Company sold the property to Sierra Bullets, Inc., a California corporation. Operations included manufacturing of metal-jacketed rifle and pistol projectiles and metal cups for detonation devices. A 500-gallon underground storage tank (UST) was used for storage of kerosene. TCE also was reportedly used at the site -1962 - 1966: The northern parcel (12504 Whittier Boulevard) was owned by Fred R. Rippy, Inc. (Rippy Inc.), which used the parcel for the purposes of die-making and operation of a stamping machine shop -1966 - 1974: The northern parcel was used to convert vans to ambulances. Fred R. Rippy, as an individual, was the owner of this parcel from 1966 until transferring ownership to the Fred R. Rippy Trust in 1986 -1974 - 1976: The northern parcel was occupied by Bachelor Chemical Processing Operations reportedly included the recycling of Freon -1976: Omega Chemical began leasing 12504 Whittier Boulevard -1986 -The property was transferred from Fred R. Rippy, as an individual, to the Fred R. Rippy Trust -1987: Omega Chemical purchased the leased northern parcel and adjoining southern parcel (12512 Whittier Boulevard) from the Fred R. Rippy Trust -April 11, 1991: Omega Chemical was ordered by the Superior Court of the County of Los Angeles to" cease operation, remove all hazardous wastes, and close the facility -September 1991: Omega Chemical filed Chapter 11 bankruptcy, which was dismissed on September 7, 1993 The former Omega Chemical Corporation operated a refrigerant and solvent recycling, reformulation, and treatment facility. Drums and bulk loads of waste solvents and other chemicals from various industrial activities were treated, stored, disposed of, and/or processed at the facility to form commercial products, which sometimes were sold in the marketplace According to an October 29, 1990 Operation Plan for Hazardous Waste Recovery, the Omega Chemical facility maintained 11 treatment units comprising distillation columns, reactors, a wipe film processor, a liquid extractor, and a solid waste grinder. The facility also maintained 22 stainless steel tanks with capacities ranging from 500 to 10,000 gallons, and five carbon steel tanks with capacities of 5,000 gallons. Manifest records indicate approximately 18,000 tons of waste were delivered to the facility during its years of operation. The majority of the waste consisted of industrial solvents and refrigerants From approximately 1999 through 2002, the northern parcel (12504 Whittier Boulevard) continued under the ownership of Omega Chemical Inc. and was leased by Mr. Nicholas Szymanski, who occupied the warehouse and stored miscellaneous equipment and materials in the warehouse and service yards Van Owen Holdings LLC, of Los Angeles, California, purchased the Omega property in 2003 and continues to own it. The warehouse on the northern parcel (12504 Whittier Boulevard) was converted and used by Star City Auto Body for auto body repair. Star City Auto Body continues to lease the property and uses it for automotive body repair and painting. The auto body shop also leases the small paved parking lot north of the warehouse building for automobile parking During the past few years, several tenants have operated at the former admi" nistrative building and the concrete-paved exterior yard / parking area south of the warehouse on the southern parcel (12512 Whittier Boulevard). C&I Electric used the property for equipment and billboard storage. Following the termination of the C&I Electric lease, Three Kings Construction occupied the property. In December 2006, L&M Pallets leased the exterior yard for pallet storage and continued to use the yard through 2007. A stone countertop/tile business leased the property thereafter for a very short time. Both the administrative building and the exterior yard were vacant as of August 2011 The majority of the OU2 area was irrigated agricultural land in the early 1900s and agricultural use persisted through the 1950s. Commercial, industrial, and residential development started in the 1920s and 1930s. The historical industrial facilities included a number of chemical manufacturing and processing plants, an oil refinery, oil production facilities, including wells and pipelines, machine shops, and other businesses Current industrial facilities within the OU2 area include chemical manufacturing and processing plants, a closed oil refinery, oil production wells and pipelines, railroad yard, machine shops, and other businesses. There is some residential use in the area. Land uses are not expected to change significantly in the next 20 years or longer. The groundwater basin is an important source of drinking water for the metropolitan area east of Los Angeles, including the cities of Whittier, Santa Fe Springs and Norwalk. The use of groundwater in the basin is subject to adjudicated water rights administered by the California Department of Water Resources (CDWR), which serves as the Watermaster for the Central Basin Between 1984 and 1988, Omega Chemical received several notices of violations from the Los Angeles County Department of Health Services. In the 1990s, DTSC and EPA actively pursued the owner/operator of Omega Chemical to remove drums of co" ntaminants and clean up the site At the request of DTSC, EPA conducted assessments of the Omega Chemical facility and property in 1993 and early 1995 to evaluate the condition of approximately 3,000 drums of unprocessed hazardous waste present on most of the available storage area on the property. In January 1995, EPA observed approximately 3,000 drums in various stages of deterioration, many of which were corroded and leaking. The drums were situated on pallets, in some cases three high, and many were weathered from years of outside storage. Leaking substances were migrating to other portions of the Omega property and offsite During 1995 and 1996, a group of potentially responsible parties (PRPs) (that later formed the Omega Chemical Site PRP Organized Group [OPOG]) undertook several response actions at the former Omega Chemical facility, including the removal of drums and collection of soil and groundwater samples In 2001, EPA started investigations of the extent of groundwater contamination at OU2, including periodic groundwater monitoring. The results of the initial investigations were documented in reports completed in 2002 and 2003 In May 2004, indoor air was sampled within several buildings near the former Omega property, including Skateland, an indoor roller skating rink. The results indicated intrusion of PCE and TCE vapors into several buildings from soil and groundwater at the Omega property. The highest levels were found in the Skateland building, where PCE measured 1,100 micrograms per cubic meter (ug/m3), well exceeding EPA's health protective range for long-term PCE



exposure in an industrial/commercial use scenario (2.1 to 210 ug/m3). OPOG members implemented an EPA-approved response action at Skateland by ultimately funding the purchase and demolition of the Skateland building. Indoor air monitoring of several buildings in the area near the former Omega property continues In 2005 and 2006, PRP members of the Omega Small Volume Gr" oup (OSVOG) installed and sampled additional groundwater monitoring wells to help characterize the plume of contaminated groundwater emanating from the Omega property In November 2007, with EPA oversight, OPOG completed a Remedial Investigation (RI) for OU1 soils. OPOG completed the OU1 Feasibility Study (FS) for soils in May 2008 EPA installed additional groundwater monitoring wells, performed aquifer testing, and collected discrete groundwater, soil, and soil gas samples within the OU2 area in 2006 and 2007. In March 2009, EPA completed a draft OU2 RI Report. EPA completed the OU2 RI/FS and issued a Proposed Plan in August 2010. EPA presented the proposed Interim Remedy in a public meeting held on August 31, 2010, in Whittier, California, and held a 90-day public comment period EPA continues to monitor the extent of contamination in OU2, and to investigate other potential sources of contamination A Record of Decision for Operable Unit 02 of the Omega Chemical Corporation Site was completed in September 2011 " is located in Whittier, California. EPA has divided the Omega Site into three Operable Units (OUs). OU-1 includes soil and groundwater contamination on and near the former Omega facility property, extending approximately 100 feet southwest of Putnam Street. OU-2 is the contamination in groundwater that originated from the former Omega facility and is downgradient of OU-1. OU-3 includes the indoor air contamination that has been documented within OU-1

The former Omega Chemical Corporation (Omega) property is located at 12504/12512 East Whittier Boulevard in Whittier, California It occupies Los Angeles County Assessor Tract Number 13486, Lots 3 and 4 The former Omega property is approximately 41,000 square feet in area and contains two structures, a warehouse and an office building A loading dock is attached to the rear of the warehouse The exterior areas are concrete paved, and the former "13048982","0903349","01","ounty District Attorneys issued warrants to search three railcars on the former Omega property The search revealed illegal storage and transport of 700 hazardous waste drums and falsified manifests and drum labels

April 1991 The Los Angeles County Superior Court ordered Omega to cease operations, remove all hazardous wastes, and close the facility

October 1991 EPA entered into an Administrative Order on Consent, requiring Omega to perform several interim measures to mitigate current or potential threats to human health or the environment (e g , improve facility security, repack leaking drums, and immediately remove them to an appropriate Class I facility) and to submit a Resource Conservation and Recovery Act (RCRA) Facility Investigation (RFI)

August 1993 DTSC requested assistance from EPA to conduct a site assessment of the Omega facility EPA tasked the Technical Assistance Team (TAT) contractor to conduct a site assessment, at which time TAT observed approximately 2,900 drums of hazardous wastes that entirely filled all available storage space at the facility The drums were situated on pallets, sometimes three high and stacked in rows across the facility Many of the drums were weathered from years of outside storage; however, only a few of the drums inspected displayed any signs of gross deterioration or were leaking The conclusion reached from this 1993 TAT assessment was that Omega Site represented a significant waste management problem The State of California remained lead agency for the Omega Site at that time

January 1995 The Los Angeles County Superior Court found Dennis O'Meara, president of Omega in contempt of court for failing to follow its orders The court ordered Mr O'Meara and Omega to cease all operations at the former Omega property and to cooperate fully in all efforts to investigate and implement appropriate action at the former Omega property March 1995 Dennis O'Meara pled guilty to two felony counts of illegal sto" rage and disposal of hazardous waste

May 1995 EPA issued a UAO to the facility operators (Omega and Dennis O'Meara) and to the generators of hazardous substances who each sent at least 10 tons of hazardous substances to Omega This UAO required the Respondents to remove approximately 2,700 drums at the former Omega property and to dispose, stabilize, or treat grossly contaminated concrete, asphalt, and/or soils found at or near the surface and to conduct surface and subsurface soil sampling and groundwater sampling to determine the nature and extent of contamination

February 2001 EPA and OPOG entered into a Partial Consent Decree (Partial CD) to address soil and groundwater contamination on the former Omega property and the area immediately downgradient The Partial CD includes the following tasks: (1) design and implement a groundwater containment and mass treatment system for the Phase Ia (OU-1) Area (including conducting a groundwater Engineering Evaluation/Cost Analysis [EE/CA] to evaluate the nature and extent of groundwater contamination in the OU-1 area); (2) implement a vadose zone soil Remedial Investigation/Feasibility Study (RI/FS) for contaminant releases on or emanating from the former Omega property; and (3) install three sentinel groundwater monitoring wells and conduct quarterly sampling for one year

May 2004 to September 2005 EPA and OPOG conducted indoor air sampling within two buildings on the former Omega property and three others nearby, including a roller-skating rink (Skateland) located next door to Omega. The purpose of the sampling was to determine whether contaminants in soil gas (i.e., soil vapor) on the former Omega property had migrated into buildings overlying the area of soil contamination. The results indicated varying degrees of vapor intrusion into each building at OU-1, and the highest levels of indoor air contamination were found within the Skateland building. In December 2004, air purifiers were installed in the S" kateland "13048982

In November 2007, with EPA oversight, OPOG completed a Remedial Investigation (RI) for OU1 soils OPOG completed the OU1 Feasibility Study (FS) for soils in May 2008



EPA installed additional groundwater monitoring wells, performed aquifer testing, and collected discrete groundwater, soil, and soil gas samples within the OU2 area in 2006 and 2007. In March 2009, EPA completed a draft OU2 RI Report. EPA completed the OU2 RI/FS and issued a Proposed Plan in August 2010. EPA presented the proposed Interim Remedy in a public meeting held on August 31, 2010, in Whittier, California, and held a 90-day public comment period

EPA continues to monitor the extent of contamination in OU2, and to investigate other potential sources of contamination

A Record of Decision for Operable Unit 02 of the Omega Chemical Corporation Site was completed in September 2011
"

groundwater monitoring The results of the initial investigations were documented in reports completed in 2002 and 2003

In May 2004, indoor air was sampled within several buildings near the former Omega property, including Skateland, an indoor roller skating rink The results indicated intrusion of PCE and TCE vapors into several buildings from soil and groundwater at the Omega property The highest levels were found in the Skateland building, where PCE measured 1,100 micrograms per cubic meter (ug/m3), well exceeding EPA's health protective range for long-term PCE exposure in an industrial/commercial use scenario (2.1 to 210 ug/m3). OPOG members implemented an EPA-approved response action at Skateland by ultimately funding the purchase and demolition of the Skateland building. Indoor air monitoring of several buildings in the area near the former Omega property continues

In 2005 and 2006, PRP members of the Omega Small Volume Gr"

**SEMS Comprehensive Environmental Response, Compensation, and Liability Act**

Superfund Enterprise Management System (SEMS) replaced CERCLIS in 2014 This database is used by the EPA to track activities conducted under the Comprehensive Environmental Response and Liability Act CERCLA (1980) and the amendment the Superfund Amendments and Reauthorization Act SARA (1986)

Sites to be included are identified primarily by the reporting requirements of hazardous substances Treatment, Storage and Disposal (TSD) facilities and releases larger than specific Reportable Quantities (RQ), established by EPA

Using the National Oil and hazardous Substance Pollution Contingency Plan (National Contingency Plan) the EPA set priorities for cleanup

The EPA rates National Contingency Plan sites according to a quantitative Hazard Ranking System (HRS) based on the potential health risk via any one or more pathways: groundwater, surface water, air, direct contact, and fire/explosion

The EPA and state agencies seek to identify potentially responsible parties (PRP) and ultimately Responsible Parties (RP) who can be required to finance cleanup activities, either directly or through reimbursement of federal Superfund expenditures

Any Institutional/Engineering controls issued under CERCLA are described in the status detail for each site Sites delisted from the NPL list are included here

*No listings within half of a mile radius of the subject site*

**NFRAP No Further Remedial Action Planned sites (CERCLIS)**

As of February 1995, CERCLIS sites designated 'No Further Remedial Action Planned' NFRAP have been removed from CERCLIS NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration

EPA has removed these NFRAP sites from CERCLIS to lift unintended barriers to the redevelopment of these properties This policy change is part of EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens promote economic redevelopment of unproductive urban sites

*This list has been researched within half of a mile radius of the subject site*



Site: VACANT LOT, WHITTIER
Address: WASHINGTON BLVD & PUTNAM ST
City: WHITTIER
Map Loc: 59 - about 5 mile N of the subject
Status:

EPA ID#: CAD983803544

Discovery of this Hazardous Waste site was brought to EPA's attention on 09/27/91 The Preliminary Assessment, consisting of collecting and documenting existing information about the source and nature of the site hazard was completed on 04/16/93

NFRAP as of 4/16/1993 0:00:00

Site: RIPPY FRED R INC
Address: 12471 WASHINGTON BLVD
City: WHITTIER
Map Loc: 62 - about 5 mile NW of the subject
Status:

EPA ID#: CAD008277394

Discovery of this Hazardous Waste site was brought to EPA's attention on 07/01/80 The Preliminary Assessment, consisting of collecting and documenting existing information about the source and nature of the site hazard was completed on 05/01/85

NFRAP as of 5/1/1985 0:00 00

Site: LARWIL CONSULTANTS/PLATING OPE
Address: SANTA FE SPRINGS
City. SANTA FE SPRINGS
Status

EPA ID#: CAD982400459

Discovery of this Hazardous Waste site was brought to EPA's attention on 08/01/88 The Preliminary Assessment, consisting of collecting and documenting existing information about the source and nature of the site hazard was completed on 03/28/90

NFRAP as of 3/28/1990 0:00:00

**FEDFAC Federal Facilities**

As part of the CERCLA program, federal facilities with known or suspected environmental problems, the Federal Facilities Hazardous Waste Compliance Docket is tracked separately to comply with a Federal Court order

*No listings within half of a mile radius of the subject site*

**ERNS Emergency Response Notification System**

The ERNS is a national computer database used to store information on unauthorized releases of oil and hazardous substances The program is a cooperative effort of the Environmental Protection Agency, the Department of Transportation Research and Special Program Administration's John Volpe National Transportation System Center and the National Response Center

There are primarily five Federal statutes that require release reporting the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) section 103; the Superfund Amendments and Reauthorization Act (SARA) Title III Section 304; the Clean Water Act of 1972(CWA) section 311(b)(3), and the Hazardous Material Transportation Act of 1974(HMTA section 1808(b)

*This list has been researched within a quarter of a mile radius of the subject site*

Site: MODERN CRAFT
Address: PAINTER & LAMBERT ST
City: WHITTIER
Map Loc: 18 - about .2 mile SE of the subject
Status: 99 637574 08/15/99

CALLER REPORTS THAT THERES A ROOFING CO BEHIND THE MCDONALDS THAT IS EMMITING TOXIC FUMES WHICH ARE AFFECTING FAMILY MEMBERS IN THE HOUSE
CALLER REPORTS THAT THIS HAS BEEN ON GOING FOR SEVERAL YEARS / LATE AT NIGHT
NO ACTION AT THIS TIME

Site
Address: 13241 DUNTON DR
City: WHITTIER
Map Loc: 35 - about .3 mile S of the subject
Status: 880001047 UNKNOWN (06/15/1988)

**HMIRS Hazardous Material Incident Report System**

The Hazardous Material Report Incident Report Subsystem HMIRS of the Research and Special Programs Administration (RSPA) Hazardous Material Information System was established in 1971 to fulfill the requirements of the Federal hazardous material transportation law Part 171 of Title 49, Code of Federal Regulations (49 CFR) contains the incident reporting requirements of carriers of hazardous materials An unintentional release of hazardous materials meeting the criteria set forth in Section 171 16, 49 CFR, must be reported on DOT Form 5800 1 The data from the reports received are subsequently entered in the HAZMAT database

*No listings within the street address of the subject site*

**TBA Targeted Brownfields Assessments**

EPA's Targeted Brownfields Assessment (TBA) program is designed to help states, tribes, and municipalitiesüespecially those without EPA Brownfields Assessment Pilots/Grantsüminimize the uncertainties of contamination often associated with brownfields Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Program to promote the cleanup and redevelopment of brownfields EPA's TBA assistance is available through two sources: directly from EPA through EPA Regional Brownfields offices under Subtitle A of the law, and from state or tribal voluntary response program offices receiving funding under Subtitle C of the law

*No listings within half of a mile radius of the subject site*

**SETS Site Enforcement Tracking System (SETS)**

When expanding Superfund monies at a CERCLA (Comprehensive Environmental Response, Compensation and Liability Act) Site, EPA must conduct a search to identify parties with potential financial responsibility for remediation of uncontrolled hazardous waste sites EPA regional Superfund Waste Management Staff issue a notice letter to the potentially responsible party (PRP) The status field contains the EPA ID number and name of the site where the actual pollution occurred

*This list has been researched within half of a mile radius of the subject site*

Site EDWARDS MARKETING INC
Address: PO BOX 4366
City: WHITTIER
Status
id: 10373



**DO Enforcement Docket System (DOCKET)/Consent Decree Tracking System (CDETS)**

DOCKET tracks civil judicial cases against environmental polluters, while CDETS processes court settlements, called consent decrees

*No listings within a quarter of a mile radius of the subject site*

**CD Criminal Docket System (C-DOCKET)**

The Criminal Docket System is a comprehensive automated system for tracking criminal enforcement actions C-Docket handles data for all environmental statues and tracks enforcement actions from the initial stages of investigations through conclusion

*No listings within a quarter of a mile radius of the subject site*

**ICIS Integrated Compliance Information System (ICIS)**

ICIS 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

*This list has been researched within half of a mile radius of the subject site*

Site: CHAMPION CHEM CORP
Address: 8319 S GREENLEAF AVE
City: WHITTIER
Map Loc: 11 - about 2 mile NE of the subject
Status:
Permit id#: CAD029642733

Site: CHAMPION CHEMICAL COMPANY
Address: 8319 S GREENLEAF AVE
City: OAKLAND
Map Loc: 11 - about 2 mile NE of the subject
Status:
Permit id#: 110017749953

Site: SKATELAND BUILDING
Address: 12520 E WHITTIER BLVD
City: WHITTIER
Map Loc: 60 - about 5 mile N of the subject
Status:
Permit id#: 110020051055

An Administrative Order/Unilateral Administrative Order Without Adjudication was opened in accordance with sec 104E3 - Entry Access Violation of Other/Miscellaneous
12/03/2004: COMPLAINT FILED/PROPOSED ORDER
12/03/2004: ENFORCEMENT ACTION CLOSED



12/03/2004: FINAL ORDER ISSUED
12/06/2004: ENFORCEMENT ACTION DATA ENTERED

EPA issues this Unilateral Administrative Order (UAO) to obtain access to Respondent's property (Skateland Building) for the purpose of assessing the level of contamination. The Omega Site was a solvents recycling facility. Contamination from this facility has migrated beyond the perimeter of the original recycling operations. Some of the contamination which is in subsurface soils has produced vapors which have entered into the Skateland Building located adjacent to the Omega recycling operation. Thus far, the owner of the Skateland property refuses to give access to EPA and the Omega Site PRP's so that EPA and the PRPs can assess the level of contamination and remediate the source soils

Site: OMEGA CHEMICAL SITE PRP ORGANI
Address: 12504 E WHITTIER BLVD, 12504 - 12512 - 12512
City: WHITTIER
Map Loc: 61 - about 5 mile N of the subject
Status:
Permit id#: CAD042245001

**RCRA RCRA Violators List (CORRACTS)**

The Resource Conservation and Recovery Act of 1976 provides for "cradle to grave" regulation of hazardous wastes RCRA requires regulation of hazardous waste generators, transporters, and storage/treatment/disposal sites Evaluation to potential violations, ranging from manifest requirements to hazardous waste discharges, is typically conducted by the US EPA This database is also known as Corrective Action Report (CORRACTS)

If enforcement is required, it is typically delegated to a state agency

Any Institutional/Engineering controls issued under CORRACTS are described in the status detail for each site

Site: OMEGA CHEMICAL SITE PRP ORGANI
Address: 12504 E WHITTIER BLVD, 12504 - 12512 - 12512
City: WHITTIER
Map Loc 61 - about 5 mile N of the subject
Status
id: CAD042245001XI X C X XX 2 50935078

Actions at: DRUM STORAGE AREAS
12/09/1991: RFI IMPOSITION FOCUSED DATA COLLECTION REQ STAB EVAL

**RCRA-D Resource Conservation and Recovery Information System - Treatment, Storage & Disposal**

The Environmental Protection Agency regulates the treatment, storage and disposal of hazardous material through the Resource Conservation and Recovery Act (RCRA) All hazardous waste TSD facilities are required to notify EPA of their existence by submitting the Federal Notification of Regulated Waste Activity Form (EPA Form 8700-12) or a state equivalent form as well as part A (EPA form 8700-23) and Part B of their Hazardous Waste Permit Application

Status Codes: I Incinerator
T Storage/Treatment facility other than Incinerator
D Land Disposal Facility

*No listings within half of a mile radius of the subject site*

**CDL Clandestine Drug Laboratories**

The U.S Department of Justice ("the Department") provides this information 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

*This list has been researched within half of a mile radius of the subject site*

Site:
Address: 8171 WASHINGTON AVE
City: WHITTIER
Map Loc: 56 - about 4 mile NE of the subject
Status: CA 6/24/2004

Site:
Address: 8171 WASHINGTON AVE
City WHITTIER
Map Loc: 56 - about 4 mile NE of the subject
Status: CA 6/24/2004

**IDN Indian REservation LUST/VCP/UST**

This database includes all environmental records from Indian Reservations such as Leaking Underground Tanks (LUST), Voluntary Cleanup Program (VCP) and Underground Storage Tanks (UST)

*No listings within half of a mile radius of the subject site*

## CALIFORNIA STATE SOURCES

**FL State Response Sites - Federal Lead**

The Site Mitigation and Brownfields Reuse Database (SMBRD) identifies certain high priority hazardous were the U S EPA is the lead agency These sites are typically proposed, on or delisted from the National Priority List

Site: OMEGA CHEMICAL CORP
Address: 12504 E WHITTIER BLVD
City WHITTIER
Map Loc 61 - about 5 mile N of the subject
Status:
id 19280436 112393 MANU - CHEMICALS & ALLIED PRODUCTS

Contaminants UNSPECIFIED SLUDGE WASTE, OTHER ORGANIC SOLIDS, TANK BOTTOM WASTES, UNSPECIFIED SOLVENT MIXTURES

Actions
DISCOVERY - completed on 10/10/81
SITE SCREENING - completed on 10/01/93
REMEDIAL INVESTIGATION / FEASIBILITY STUDY - is scheduled to be completed on 06/30/05
REMEDIAL ACTION PLAN / RECORD OF DECISION - is scheduled to be completed on 06/30/06
REMEDIAL ACTION (RAP REQUIRED) - Is scheduled to be completed on 12/30/06
CERTIFICATION - is scheduled to be completed on 12/30/07
The Omega Chemical Company operated an offsite hazardous waste treatment and storage facility from 1976 to 1991 During its operation Omega accepted organic solvents and chemicals; and aqueous waste with organic waste constituents DTSC conducted several inspections from 1984 though 1991 and found Omega out of compliance with hazardous waste laws and regulations In 1991, the Superior Court for the county of Los Angeles ordered Omega to cease operation, remove all hazardous waste and close the facility In September of the same year Omega died Chapter 11 bankrupcy, therby limiting the success of DTSC in its attempts to compel the owner to remediate the site In July of 1994, Omega ceased all operations at the site There were over 3,113 drum stored on site Many flammable and heat sensitive materials are stored in these drums which are in varying detrees of deterioration and ignitable waste is stored within 50 feet from the property line Sensitive receptors (hospital and skating rink) are within three miles of the site Soil and groundwater has revealed contamination Based on the condition of the site, Omega was referred to U S EPA for appropriate response action

(01/15/82) LACE NO RECORD

(01/26/95) The Court ordered Omega to cease all operations at the site

(02/16/82) RWMCB NO RECORD

(03/03/02) Consent Decreedetermined that PRPs would do onsite investigation (OU1) and Superfund would take the lead for downgradient groundwater investigation under review (OU2)

(03/16/82) FACILITY DRIVE-BY PAVED SITE

(03/28/95) DTSC referred the Omega site to the USEPA for appropriate action. USEPA issued Administrative Order 95-15 to potentially responsible parties directing them to remove drums, containing and debris and to decon the surface of the site The Omega Chemical PRP Organized Group (OCPOG) conducted various field activities to fulfill the requirements of survey and CPT. These included the installation of an onsite groundwater monitoring well, a soil gas survey and CPT/hydropunch investigation, and shallow soil samples were obtained.

(03/30/05) Report Addendum for additional lab collection in the Phase 1A Area (OU1)

(05/09/95) USEPA issued Administrative Order 95-15 to potentially responsible parties directing them to remove drums, containing and debris and to decon the surface of the site The Omega Chemical PRP Organized Group (OCPOG) conducted various field activities to fulfill the requirements of the Order These included the installation of an onsite groundwater monitoring well, a soil gas survey and CPT/hydropunch investi- gation, and shallow soil samples were obtained A soil vapor extractive test was performed Offsite CPT/Hydropunch ground- water investigations were conducted in July 1996 - March 1997 to characterize and define the downgradient extent of the VOC groundwater plume

(05/30/02) Fund lead downgradient groundwater investigation (OU2) Installed over 100-hundred CPT locations and have initiated quarterly monitoring of eighteen groundwater monitoring wells

(07/01/96) Offsite CPT/Hydropunch ground-water investigations were conducted to characterize and define the downgradient extent of the VOC groundeater plume

(08/25/95) TSD facility--Large quantity generator and transporter

(09/00/94) DTSC notified 140 RPs of their potential liability

(09/14/04) Draft RI OU3 workplan

(09/23/03) On site soild R/FS workplan (OU1)

(09/30/99) Phase Ia field activities were concluded VOC contamination in onsite soil and groundwater extending offsite was detected

(10/01/93) Solvent recycler Possible soil contamination with solvents and possible metal contamination from paint sludges Many drums of waste still onsite PRP's being located and notified HR required

(10/10/81) FACILITY IDENTIFIED FAC ID WADE WADE SOLVENT,ORGANIC CHEMICALS SLUDGES, TANK BOTTOMS HAULED

(10/25/94) DTSC hold a meeting with the PRPs who were notified of their potential liability DTSC provided information re- garding past history, present status and future plans DTSC requested the generators to form a group and make a good faith offer Two additional groups of generators were notified on November 11, 1994 and January 6, 1995

(11/16/81) Q RETURNED,WASTE DISTALLATION BOTTOMS HAULED OFF-SITE,BOUGHT OUT BACHELOR CHEM

**SR** **State Response Sites**

The Site Mitigation and Brownfields Reuse Database (SMBRD) identifies certain potential hazardous waste sites. These are confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity and deemed generally high-priority and high potential risk

The information has been compiled into this database by the California Environmental Protection Agency, Department of Toxic Substance Control (DTSC) in accordance with Section 25359 6 of the California Health and Safety Code

*No listings within half of a mile radius of the subject site*



**VCP** **Voluntary Cleanup Program**

This category contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have requested that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs

*This list has been researched within half of a mile radius of the subject site*

Site: OMEGA CHEMICAL SITE PRP ORGANI
Address: 12504 E WHITTIER BLVD, 12504 & 12512
City: WHITTIER
Map Loc 61 - about 5 mile N of the subject
Status: NRA

id: 80001376

The present status - was reported as of 2008-01-01
The lead agency for this site is MBR, the regulatory agency is SMBRP.
Completed tasks:
1990-06-01: Preliminary Assessment Report

Completed tasks
1991 12-09: Consent Order

**FE** **Properties Needing Further Evaluation**

This category of Envirostor, formerly The Site Mitigation and Brownfields Reuse Program Database SMBRPD, contains properties that are suspected, but unconfirmed, contaminated sites that need or have gone through an investigation and assessment process If a site is found to have confirmed contamination, it will change from Evaluation to either a State Response or Voluntary Cleanup site type Sites found to have no contamination at the completion of the investigation and assessment process result in a No Action Required (for Phase 1 assessments) or No Further Action (for Phase 2 assessments) determination

*No listings within half of a mile radius of the subject site*

**ME** **Military Evaluation Sites**

This category the Site Mitigation and Brownfields Reuse Program Database SMBRPD, contains Formerly Used Defense Sites (FUDS) and Open or Closed military facilities with confirmed or unconfirmed releases and where DTSC is involved in investigation and/or remediation, either in a lead or support capacity Sites with confirmed releases are generally considered high-priority and high potential risk

*This list has been researched within half of a mile radius of the subject site*

Site: OMEGA CHEMICAL SITE PRP ORGANI
Address: 12504 E WHITTIER BLVD, 12504 & 12512
City: WHITTIER
Map Loc 61 - about 5 mile N of the subject
Status

id: 80001376

The present status - was reported as of 2008-01-01
The lead agency for this site is MBR, the regulatory agency is SMBRP.
Completed tasks:
1990-06-01: Preliminary Assessment Report



Completed tasks:
1991-12-09: Consent Order

**EP** **Expedited Remedial Action Program**

The Expedited Remedial Action Program is a pilot program limited to 30 sites These are confirmed release sites worked on by Responsible Parties with oversight of the cleanup by DTSC These confirmed sites are generally high-priority and high potential risk

*This list has been researched within half of a mile radius of the subject site*

Site: OMEGA CHEMICAL SITE PRP ORGANI
Address: 12504 E WHITTIER BLVD, 12504 & 12512
City: WHITTIER
Map Loc: 61 - about 5 mile N of the subject
Status:

id: 80001376

The present status - was reported as of 2008-01-01
The lead agency for this site is MBR the regulatory agency is SMBRP.
Completed tasks:
1990-06-01: Preliminary Assessment Report

Completed tasks
1991-12-09: Consent Order

**BZ** **Border Zone Properties**

These sites went through the Hazardous Waste Property or Border Zone Property evaluation and formal determination process (Chapter 6.5, Health and Safety Code section 25221 )

*No listings within half of a mile radius of the subject site*

**SCH** **School Property Evaluation Program Properties**

This category the Site Mitigation and Brownfields Reuse Program Database (SMBRPD), contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination School sites are further defined as Cleanup (remedial actions occurred) or Evaluation (no remedial action occurred) based on completed activities All proposed school sites that will receive State funding for acquisition or construction are required to go through a rigorous environmental review and cleanup process under DTSC's oversight

*No listings within a quarter of a mile radius of the subject site*

**LUR** **Brownfields Reuse Program Facility Sites with Land Use Restrictions**

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 land use restrictions that are active Some sites have multiple land use restrictions

*No listings within half of a mile radius of the subject site*



**DR** **Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction**

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

*No listings within half of a mile radius of the subject site*

**CA** **Hazardous Waste sites - Permitted and Corrective Action**

Permitted and Corrective Action sites are RCRA-permitted facilities undergoing cleanup activities or permitted to handle Hazardous Waste

*This list has been researched within half of a mile radius of the subject site*

Site OMEGA CHEMICAL SITE PRP ORGANI
Address: 12504 E WHITTIER BLVD,12504 & 12512
City: WHITTIER
Map Loc: 61 - about 5 mile N of the subject
Status:

id: 80001376

**HIS** **Historical Site**

This category of The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), contains sites from an older database where no site type was identified Most of these sites have a status of Referred or No Further Action DTSC is working to clean up this data by identifying an appropriate site type for each Historic site

*This list has been researched within half of a mile radius of the subject site*

Site: FRED RIPPY INC
Address: 12471 WASHINGTON BLVD
City: WHITTIER
Map Loc: 62 - about 5 mile NW of the subject
Status:

id: 19300002 DBSBM MANU - PRIMARY METAL INDUSTRIES

Past use include manufacturing - electronic Potential contaminents of concern include 1,1,1-Trichloroethane (TCA) Confirmed contaminents of concern include 1,1,1-Trichloroethane (TCA) The Soil is potentialy affected The present status - * RCRA 3012 - PAST HAZ WASTE DISP INVEN SITE was reported as of 1984-05-09
The lead agency for this site is
Completed tasks
1981-06-08: * Discovery Facility Identified: E
Completed tasks
1994-10-25: Site Screening Database verification project confirms NFA for DTSC
1984-05-09: Preliminary AssessmPA Superfund List #186
ent Report Preliminary Assessment Done (RCRA 3012): Telephone conver- sation with J Lohela of Rippy Inc 04/27/84 - Vapor degreasing Manufacturing laminated stampes for electric motors In operation since March 1965. Waste recycled by Omega Oil Service; 55 gallons/year. Preliminary Assessment submitted to EPA with NFA recommendation

**CALS** CALSITES - No Further Action

This section includes the sites on the Calsite list, which have been flagged for no further action by the California Environmental Protection Agency, Department of Toxic Substance Control (DTSC) in accordance with Section 25359 6 of the California Health and Safety Code

*This list has been researched within a quarter of a mile radius of the subject site*

Site: GREENLEAF FURNITURE COMPANY
Address: 8385 S GREENLEAF AVE
City: WHITTIER
Map Loc: 12 - about 2 mile NE of the subject
Status:
id: 1957000304091982 57 000 00

FACILITY IDENTIFIED FAC ID DUNN-BRAD (09/25/80)
LACE NO RECORDS (02/18/82)
Q RETURNED RETAIL FURNITURE SALES (11/03/80)
RATIONALE FOR NFA NO PROBLEM BASED ON QUEST (04/09/82)
RWQCB NO RECORDS (02/25/82)

Site: BISHOP OIL COMPANY
Address: SANTA FE SPRINGS RD
City: SANTA FE SPRINGS
Status:
id: 1929008511091982 29 00 00

FACILITY DRIVE-BY DRIVE BY NO LONGER EXISTS (11/05/82)
LACE NO RECORDS (01/27/82)
OPNS 1940 FACILITY ID HIST SEARCH (02/15/81)
RWQCB NO RECORDS (02/03/82)

Site: BARNHART-MORROW CONSTRUCTION
Address: SANTA FE SPRINGS RD
City: SANTA FE SPRINGS
Status
id: 1929008511091982 29 00 00

FACILITY DRIVE-BY DRIVE BY NO LONGER EXISTS (11/05/82)
LACE NO RECORDS (01/27/82)
OPNS 1940 FACILITY ID HIST SEARCH (02/15/81)
RWQCB NO RECORDS (02/03/82)

Site: OIL LINES, INC
Address: SANTA FE SPRINGS RD
City: SANTA FE SPRINGS
Status
id: 1929007211091982 29 00 00

FACILITY DRIVE-BY DRIVE BY ADDRESS NO LONGER EXITS (11/05/82)
LACE NO RECORDS (01/27/82)
OPNS 1940 FACILITY ID HIST SEARCH (02/15/81)
RWQCB NO RECORDS (02/03/82)

Site: WESTWELL CHEM CO
Address: E WHITTIER BLVD
City: WHITTIER
Status
id: 1929023712101982 29 00 00

FACILITY DRIVE-BY CO NO LONGER ON WHITTIER BLVD IN WHIT (12/10/8FACILITY ID HIST SEARCH (02/15/81)
LACE NO RECORD (01/27/82)
RWQCB NO RECORD (02/03/82)
2)

**CORTESE State of California Office of Planning and Research**

This database is a consolidation of information from various sources. It is maintained by the State Office of Planning and Research and lists potential and confirmed hazardous waste or substances sites.



Facilities that have been reported elsewhere in this report will not be included in the listing below

Status Codes:
- WRCBT Tank leaks Compiled by Water Resource Control Board
- DHS1 Abandoned hazardous waste site Compiled by Toxic Substance Control Div. of DHS
- DHS2 Contaminated public water drinking wells serving less than 200 connections Compiled by Env. Health Div. of DHS
- DHS3 Contaminated public water drinking wells serving more than 200 connections
- DHS5 Sites pursuant to section 25356 of the Health and Safety Code (see BEP)
- CWMI Solid waste disposal sites with known migration of hazardous waste

*No listings within half of a mile radius of the subject site*

**LUST Leaking Underground Storage Tanks - California State**

The Leaking Underground Storage Tanks Information System is maintained by the State Water Resource Board pursuant to Section 25295 of the Health and Safety Code.

This section includes tank cases located on military installation

Status Codes:
- 0 No action
- 1 Leak being confirmed
- 3A Prel site assessment workplan submitted
- 3B Prel site assessment underway
- 5C Pollution characterization
- 5R Remediation plan
- 7 Remedial action underway
- 8 Post remedial action monitoring
- 9 Case closed
- P Case purged from agency list

*This list has been researched within half of a mile radius of the subject site*

Site: ARCO #0211
Address: 13010 LAMBERT RD
City: WHITTIER
Map Loc: 4 - about 0 mile SW of the subject
Status: CLSD - Case Closed

The aquifer is potentially impacted. The case, 03704924, is managed by the Regional Water Quality Board

AQUIFER USED FOR DRINKING WATER SUPPLY

1988-08-02: FREE PRODUCT REMOVAL
2000-04-05: EXCAVATION
2001-05-11: 13267 REQUIREMENT
2002-04-15: INTERIM REMEDIAL ACTION PLAN
2002-04-15: SOIL AND WATER INVESTIGATION REPORT
2002-07-15: MONITORING REPORT - QUARTERLY
2002-07-15: OTHER REPORT / DOCUMENT
2002-07-15: SOIL AND WATER INVESTIGATION REPORT
2002-09-13: 13267 REQUIREMENT
2002-10-15: CAP/RAP - FINAL REMEDIATION / DESIGN PLAN
2002-10-15: MONITORING REPORT - QUARTERLY
2002-10-15: OTHER WORKPLAN
2002-10-15: SOIL AND WATER INVESTIGATION REPORT
2003-01-15: MONITORING REPORT - QUARTERLY
2003-01-15: SOIL AND WATER INVESTIGATION REPORT
2003-04-15: MONITORING REPORT - QUARTERLY



2003-04-15: SOIL AND WATER INVESTIGATION REPORT
2003-07-07: STAFF LETTER
2003-07-15: MONITORING REPORT - QUARTERLY
2003-07-15: SOIL AND WATER INVESTIGATION REPORT
2003-10-15: MONITORING REPORT - QUARTERLY
2003-10-15: SOIL AND WATER INVESTIGATION REPORT
2003-11-25: SOIL VAPOR EXTRACTION (SVE)
2004-01-08: SITE VISIT / INSPECTION / SAMPLING
2004-01-15: MONITORING REPORT - QUARTERLY
2004-01-15: SOIL AND WATER INVESTIGATION REPORT
2004-04-15: MONITORING REPORT - QUARTERLY
2004-04-15: SOIL AND WATER INVESTIGATION REPORT
2004-07-15: MONITORING REPORT - QUARTERLY
2004-07-15: SOIL AND WATER INVESTIGATION REPORT
2004-10-15: MONITORING REPORT - QUARTERLY
2004-10-15: SOIL AND WATER INVESTIGATION REPORT
2005-01-15: MONITORING REPORT - QUARTERLY
2005-01-15: SOIL AND WATER INVESTIGATION REPORT
2005-04-15: MONITORING REPORT - QUARTERLY
2005-04-15: SOIL AND WATER INVESTIGATION REPORT
2005-07-15: MONITORING REPORT - QUARTERLY
2005-07-15: SOIL AND WATER INVESTIGATION REPORT
2005-07-15: SOIL AND WATER INVESTIGATION REPORT
2005-10-15: MONITORING REPORT - QUARTERLY
2005-10-15: SOIL AND WATER INVESTIGATION REPORT
2006-01-12: SITE VISIT / INSPECTION / SAMPLING
2006-01-15: MONITORING REPORT - QUARTERLY
2006-01-15: SOIL AND WATER INVESTIGATION REPORT
2006-03-13: SOIL VAPOR EXTRACTION (SVE)
2006-04-13: SITE VISIT / INSPECTION / SAMPLING
2006-04-15: MONITORING REPORT - QUARTERLY
2006-04-15: SOIL AND WATER INVESTIGATION REPORT
2006-07-15: MONITORING REPORT - QUARTERLY
2006-07-15: SOIL AND WATER INVESTIGATION REPORT
2006-10-15: MONITORING REPORT - QUARTERLY
2006-10-15: REMEDIAL PROGRESS REPORT
2006-10-15: REMEDIAL PROGRESS REPORT
2006-10-15: SOIL AND WATER INVESTIGATION REPORT
2007-01-04: SITE VISIT / INSPECTION / SAMPLING
2007-01-15: MONITORING REPORT - QUARTERLY
2007-01-15: REMEDIAL PROGRESS REPORT
2007-01-15: SOIL AND WATER INVESTIGATION REPORT
2007-04-15: MONITORING REPORT - QUARTERLY
2007-04-15: REMEDIAL PROGRESS REPORT
2007-04-15: SOIL AND WATER INVESTIGATION REPORT
2007-07-15: MONITORING REPORT - QUARTERLY
2007-07-15: MONITORING REPORT - QUARTERLY
2007-07-15: REMEDIAL PROGRESS REPORT
2007-07-15: SOIL AND WATER INVESTIGATION REPORT
2007-07-15: SOIL AND WATER INVESTIGATION REPORT
2007-10-15: MONITORING REPORT - QUARTERLY
2007-10-15: MONITORING REPORT - QUARTERLY
2007-10-15: SOIL AND WATER INVESTIGATION REPORT
2007-10-15: SOIL AND WATER INVESTIGATION REPORT
2008-01-15: MONITORING REPORT - QUARTERLY
2008-01-15: SOIL AND WATER INVESTIGATION REPORT
2008-04-15: MONITORING REPORT - QUARTERLY
2008-04-15: SOIL AND WATER INVESTIGATION REPORT
2008-07-15: MONITORING REPORT - QUARTERLY
2008-07-15: REMEDIAL PROGRESS REPORT
2008-10-15: CONCEPTUAL SITE MODEL
2008-10-15: MONITORING REPORT - QUARTERLY
2009-01-15: CONCEPTUAL SITE MODEL
2009-01-15: MONITORING REPORT - QUARTERLY
2009-04-15: CONCEPTUAL SITE MODEL
2009-04-15: MONITORING REPORT - QUARTERLY
2009-06-15: STAFF LETTER
2009-07-15: CONCEPTUAL SITE MODEL
2009-07-15: MONITORING REPORT - SEMI-ANNUALLY
2009-10-15: CONCEPTUAL SITE MODEL
2009-10-15: MONITORING REPORT - QUARTERLY
2009-10-15: SOIL AND WATER INVESTIGATION WORKPLAN



2010-02-22: REQUEST FOR CLOSURE
2010-05-12: STAFF LETTER
2010-07-15: CONCEPTUAL SITE MODEL
2010-07-15: MONITORING REPORT - SEMI-ANNUALLY
2011-01-15: CONCEPTUAL SITE MODEL
2011-01-15: MONITORING REPORT - SEMI-ANNUALLY
2011-04-15: CONCEPTUAL SITE MODEL
2011-04-15: MONITORING REPORT - QUARTERLY
2011-10-15: CONCEPTUAL SITE MODEL
2012-07-15: CONCEPTUAL SITE MODEL
2012-07-15: MONITORING REPORT - SEMI-ANNUALLY
2013-01-15: CONCEPTUAL SITE MODEL
2013-01-15: MONITORING REPORT - SEMI ANNUALLY
2013-04-15: CONCEPTUAL SITE MODEL
2013-09-27: NOTIFICATION - PRECLOSURE
2013-12-03: CLOSURE/NO FURTHER ACTION LETTER
2014-02-03: WELL DESTRUCTION REPORT

Monitoring well: E-10 destroyed
lat/long: 33.9603523/-118.0423811
depth to gw: 0 - 48.85
sammple date:
- BZ 2.9 UG/L 2009-02-13
- BZME 6.3 UG/L 2009-02-13
- EBZ 7 UG/L 2009-ple data BZ 2.9 UG/L 2009-02-13
- BZME 6.3 UG/L 2009-02-13
- EBZ 7 UG/L 2009-02-13 (max 6.3 UG/L 2009-02-13)
- ETBE 1.1 UG/L 2006-04-11
- GRO 150 UG/L 20022-13 (max 6.3 UG/L 2009-02-13)
- ETBE 1.1 UG/L 2006-04-11
- GRO 150 UG/L 2002 -01-23 (max 670 UG/L 2001-10-25)
- GROC4C12 37 UG/L 2009-02-13 (max 220 UG/L 2005-04-06)

01-23 (max 670 UG/L 2001-10-25)
- GROC4C12 37 UG/L 2009-02-13 (max 220 UG/L 2005-04-06)
- MTBE 32 UG/L 2008-11-26 (max 1200 UG/L 2001-10-25)
- TBA 570 UG/L 2006-04-11 (max 7000 UG/L 2005-07-07)
- XYLENES 4 UG/L 2009-02-13
- XYLENES1314 2.5 UG/L1 (max 7000 UG/L 2005-07-07)
- XYLENES 4 UG/L 2009-02-13
- XYLENES1314 2.5 UG/ 2009-02-13
- XYLO 1.5 UG/L 2009-02-13
- L 2009-02-13
- XYLO 1.5 UG/L 2009-02 13

Monitoring well: E-11 inactive
lat/long: 33.9599931/-118.0417415
depth to gw 0 - 44.91

Monitoring well: E-11 inactive
lat/long: 33.9599931/-118.0417415
depth to gw: 0 - 44.91

Monitoring well: E-12 destroyed
lat/long 33.9599931/-118.0417415
depth to gw. 0 - 0

Monitoring well: E-12 destroyed
lat/long: 33.9599931/-118.0417415
depth to gw: 0 - 0

Monitoring well: E-13 destroyed
lat/long: 33.9599931/-118.0417415
depth to gw: 0 - 0

Monitoring well: E-13 destroyed
lat/long: 33.9599931/-118.0417415
depth to gw. 0 - 0

Monitoring well E-4 destroyed
lat/long: 33.9599931/-118.0417415
depth to gw 0 - 0

Monitoring well: E-4 destroyed
lat/long: 33.9599931/-118.0417415

depth to gw: 0 - 0

Monitoring well: E-5 destroyed
lat/long: 33.9590931/-118.0417415
depth to gw: 0 - 0

Monitoring well: E-5 destroyed
lat/long: 33.9599931/-118.0417415
depth to gw: 0 - 0

Monitoring well: E-5A active
lat/long: 33.9599931/-118.0417415
depth to gw: 42.18 - 49.56

Monitoring well: E-5A destroyed
lat/long: 33.9599931/-118.0417415
depth to gw: 0 - 49.56
sammple data: BZ 8.9 UG/L 2002-10-14
ple data:BZ 8.9 UG/L 2002-10-14

Monitoring well: E-6 destroyed
lat/long: 33.9590931/-118.0417415
depth to gw: 0 - 0

Monitoring well: E-6 destroyed
lat/long: 33.9590931/-118.0417415
depth to gw: 0 - 0

Monitoring well: E-6A dry
lat/long: 33.9599931/-118.0417415
depth to gw: 0 - 49.8

Monitoring well: E-6A dry
lat/long: 33.9599931/-118.0417415
depth to gw: 0 - 49.8
sample data: BZ 3.6 UG/L 2009-02-13 (max 7300 UG/L 2002-07-08)
le data: BZ 3.6 UG/L 2009-02-13 (max 7300 UG/L 2002-07-08)

Monitoring well: E-7 active
lat/long: 33.9599931/-118.0417415
depth to gw: 42.89 - 50.39

Monitoring well: E-7 destroyed
lat/long: 33.9599931/-118.0417415
depth to gw: 0 - 50.39
sample data:

| | | |
|---|---|---|
| | BZ | 2.3 UG/L 2009-02-13 |
| | BZME | 5.9 UG/L 2009-02-13 |
| | EBZ | .8 UG/L 2009-02ple data:BZ 2.3 UG/L 2009-02-13 |
| | BZME | 5.9 UG/L 2009-02-13 |
| | EBZ | .8 UG/L 2009-0-13 (max 5.9 UG/L 2009-02-13) |
| | GROC4C12 | 38 UG/L 2009-02-13 |
| | XYLENES | 5.8 UG/L2-13 (max 5.9 UG/L 2009-02-13) |
| | GROC4C12 | 38 UG/L 2009-02-13 |
| | XYLENES | 5.6 UG/ 2009-02-13 |
| | XYLENES1314 | 3.5 UG/L 2009-02-13 |
| | XYLO | 2 UG/L 2009-02-13 |
| L 2009-02-13 | | |
| | XYLENES1314 | 3.5 UG/L 2009-02-13 |
| | XYLO | 2 UG/L 2009-02-13 |

Monitoring well: E-8 inactive
lat/long: 33.9603901/-118.0415997
depth to gw: 0 - 50.75

Monitoring well: E-8 inactive
lat/long: 33.9603901/-118.0415997
depth to gw: 0 - 50.75
sample data: GROC4C12 27 UG/L 2013-01-28

Monitoring well: E-9 destroyed
lat/long: 33.9603901/-118.0415997
depth to gw: 0 - 0



Monitoring well: E-9 destroyed
lat/long: 33.9603901/-118.0415997
depth to gw: 0 - 0
sample d
Monitoring well: E-9 destroyed
lat/long: 33.9603901/-118.0415997
depth to gw: 0 - 0
sample data: MTBE 4 UG/L 2006-04-11 (max 31 UG/L 2002-01-23)
ata: MTBE 4 UG/L 2006-04-11 (max 31 UG/L 2002-01-23)

Monitoring well: E-9A inactive
lat/long: 33.9603901/-118.0415997
depth to gw: 0 - 49.61

Monitoring well: E-9A inactive
lat/long: 33.9603901/-118.0415997
depth to gw: 0 - 49.61

Monitoring well: E-9A inactive
lat/long: 33.9603901/-118.0415997
depth to gw: 0 - 49.61

Monitoring well: MW-1 no access
lat/long: 33.9603901/-118.0415997
depth to gw: 0 - 49.59

Monitoring well: MW-1 no access
lat/long: 33.9603901/-118.0415997
depth to gw: 0 - 47.78
sam
Monitoring well: MW-1 no access
lat/long: 33.9603901/-118.0415997
depth to gw: 0 - 49.59
sample data:

| | | |
|---|---|---|
| | EBZ | .34 UG/L 2001-10-25 |
| | ETBE | .41 UG/L 2006-04-11 (max 34 UG/L 2006-04-11) |
| | GRO | 280 UG/L 2002-01-23 |
| | MTBE | 34 UG/L 2007-04-13 (max 290 UG/L 2002-01-23) |
| ple data | EBZ | 34 UG/L 2001-10-25 |
| | ETBE | .41 UG/L 2006-04-11 (max 34 UG/L 2006-04-11) |
| | GRO | 280 UG/L 2002-01-23 |
| | GROC4C12 | 26 UG/L 2012-04-12 |
| | MTBE | .34 UG/L 2007-04-13 (max 290 UG/L 2002-01-23) |
| | TAME | .36 UG/L 2012-04-12 (max 1.8 UG/L 2012-04-12) |
| | TBA | 55 UG/L 2006-04-11 (max 680 UG/L 2005-07-07) |

Monitoring well: MW-2 inactive
lat/long: 33.9603901/-118.0415997
depth to gw: 0 - 49.1

Monitoring well: MW-2 inactive
lat/long: 33.9603901/-118.0415997
depth to gw: 0 - 49.1
sample data:

| | | |
|---|---|---|
| | GRO | 420 UG/L 2002-01-23 |
| | MTBE | 6.7 UG/L 2006-04-11 (max 380 UG/L 2002-01-23) |
| | TBA | 29 UG/L 2005-04-06 |

Monitoring well: MW-2 inactive
lat/long: 33.9603901/-118.0415997
depth to gw: 0 - 49.1
sample data:

| | | |
|---|---|---|
| | GRO | 420 UG/L 2002-01-23 |
| | GROC4C12 | 25 UG/L 2012-04-12 |
| | MTBE | 6.7 UG/L 2006-04-11 (max 380 UG/L 2002-01-23) |
| | TBA | 29 UG/L 2005-04-06 |

Monitoring well: MW-3 dry
lat/long: 33.9603901/-118.0415997
depth to gw: 0 - 49.65

Monitoring well: MW-3 active
lat/long: 33.9603901/-118.0415997
depth to gw: 42.87 - 49.65
sample data: BZ 37 UG/L 2009-02-13 (max 29 UG/L 2009-02-13)



Monitoring well: MW-3 dry
lat/long: 33.9603901/-118.0415997
depth to gw: 0 - 49.65
sample data: BZ 37 UG/L 2009-02-13 (max 29 UG/L 2009-02-13)

Monitoring well: SVE-1 destroyed
lat/long: 33.9603901/-118.0415997
depth to gw: 0 - 0
sample data:

| | |
|---|---|
| BZME | 1.2 PPMV 2006-03-13 |
| EBZ | 2.1 PPMV 2006-03-13 |
| GROC4C12 | 320 PPMV 2006-03-13 |
| MTBE | 9.8 PPMV 2006-03-13 (max 320 PPMV 2006-03-13) |
| XYLENES | 4.5 PPMV 2006-03-13 |
| XYLENES1314 | 3.5 PPMV 2006-03-13 |
| XYLO | 1 PPMV 2006-03-13 |

Monitoring well: SVE-2 destroyed
lat/long: 33.9603901/-118.0415997
depth to gw: 0 - 0
sample data:

| | |
|---|---|
| BZ | 29 PPMV 2006-03-13 |
| BZME | 90 PPMV 2006-03-13 (max 29 PPMV 2006-03-13) |
| EBZ | 50 PPMV 2006-03-13 |
| GROC4C12 | 7400 PPMV 2006-03-13 |
| MTBE | 190 PPMV 2006-03-13 |
| XYLENES | 100 PPMV 2006-03-13 |
| XYLENES1314 | 86 PPMV 2006-03-13 |
| XYLO | 18 PPMV 2006-03-13 |

Monitoring well: SVE-3 destroyed
lat/long: 33.9603901/-118.0415997
depth to gw: 0 - 0
sample data:

| | |
|---|---|
| BZ | 8.9 PPMV 2006-03-13 |
| BZME | 24 PPMV 2006-03-13 |
| EBZ | 18 PPMV 2006-03-13 |
| GROC4C12 | 2900 PPMV 2006-03-13 |
| MTBE | 58 PPMV 2006-03-13 |
| XYLENES | 46 PPMV 2006-03-13 |
| XYLENES1314 | 36 PPMV 2006-03-13 |
| XYLO | 10 PPMV 2006-03-13 |

Monitoring well: SVE-4 destroyed
lat/long: 33.9603901/-118.0415997
depth to gw: 0 - 0
sample data:

| | |
|---|---|
| BZ | 8.1 PPMV 2006-03-13 |
| BZME | 4.3 PPMV 2006-03-13 |
| EBZ | 1.4 PPMV 2006-03-13 |
| GROC4C12 | 3700 PPMV 2006-03-13 |
| MTBE | 62 PPMV 2006-03-13 |
| XYLENES | 17 PPMV 2006-03-13 |
| XYLENES1314 | 14 PPMV 2006-03-13 |
| XYLO | 3.3 PPMV 2006-03-13 |

Monitoring well: SVE-5 destroyed
lat/long 33.9603901/-118.0415997
depth to gw: 0 - 0
sample data

| | |
|---|---|
| BZ | 1.6 PPMV 2006-03-13 |
| EBZ | 5.7 PPMV 2006-03-13 |
| GROC4C12 | 3300 PPMV 2006-03-13 |
| MTBE | 12 PPMV 2006-03-13 |
| XYLENES | 4.3 PPMV 2006-03-13 |
| XYLENES1314 | 3.4 PPMV 2006-03-13 |
| XYLO | 83 PPMV 2006-03-13 (max 3.4 PPMV 2006-03-13) |

Monitoring well: SVE-6 destroyed
lat/long: 33.9603901/-118.0415997
depth to gw: 0 - 0
sample data:

| | |
|---|---|
| GROC4C12 | 1500 PPMV 2006-03-13 |
| MTBE | 3.6 PPMV 2006-03-13 |
| XYLENES1314 | 1.2 PPMV 2006-03-13 |

Site: TOSCO/UNOCAL #30685
Address: 8603 S PAINTER AVE



City: WHITTIER
Map Loc: 15 - about .2 mile SE of the subject
Status: A&R - Assessment and Interim Remedial Action

The aquifer is potentially impacted The case, 03798269, is managed by the Regional Water Quality Board

AQUIFER USED FOR DRINKING WATER SUPPLY

2004-09-24: STAFF LETTER
2004-10-15: MONITORING REPORT - QUARTERLY
2005-01-15: MONITORING REPORT - QUARTERLY
2005-01-15: SOIL AND WATER INVESTIGATION REPORT
2005-04-15: MONITORING REPORT - QUARTERLY
2005-07-15: MONITORING REPORT - QUARTERLY
2005-10-15: MONITORING REPORT - QUARTERLY
2005-12-06: STAFF LETTER
2006-01-15: MONITORING REPORT - QUARTERLY
2006-02-17: STAFF LETTER
2006-03-15: SOIL AND WATER INVESTIGATION WORKPLAN
2006-04-15: MONITORING REPORT - QUARTERLY
2006-07-15: MONITORING REPORT - QUARTERLY
2006-08-22: STAFF LETTER
2006-10-15: MONITORING REPORT - QUARTERLY
2007-01-15: MONITORING REPORT - QUARTERLY
2007-04-15: MONITORING REPORT - QUARTERLY
2007-07-15: MONITORING REPORT - QUARTERLY
2007-10-15: MONITORING REPORT - QUARTERLY
2008-01-15: MONITORING REPORT - QUARTERLY
2008-01-15: SOIL AND WATER INVESTIGATION REPORT
2008-01-15: SOIL AND WATER INVESTIGATION REPORT
2008-04-15 MONITORING REPORT - QUARTERLY
2008-07-15: MONITORING REPORT - QUARTERLY
2008-10-15: MONITORING REPORT - QUARTERLY
2009-01-15: CAP/RAP - FEASIBILITY STUDY REPORT
2009-01-15: MONITORING REPORT - QUARTERLY
2009-06-15: STAFF LETTER
2009-07-15: MONITORING REPORT - SEMI-ANNUALLY
2009-08-04: PILOT STUDY/ TREATABILITY REPORT
2010-01-15: MONITORING REPORT - SEMI-ANNUALLY
2010-07-15: MONITORING REPORT - SEMI-ANNUALLY
2010-10-27: FREE PRODUCT REMOVAL
2011-01-15: MONITORING REPORT - SEMI-ANNUALLY
2011-07-15: MONITORING REPORT - SEMI ANNUALLY
2012-01-15: MONITORING REPORT - SEMI ANNUALLY
2012-07-15: MONITORING REPORT - SEMI ANNUALLY
2013-01-15: CONCEPTUAL SITE MODEL
2013-01-15: MONITORING REPORT - SEMI-ANNUALLY
2014-01-15: MONITORING REPORT - SEMI-ANNUALLY
2014-07-15: MONITORING REPORT - SEMI-ANNUALLY
2015-01-15: MONITORING REPORT - SEMI-ANNUALLY
2015-01-16: WELL INSTALLATION WORKPLAN - REGULATOR RESPONDED
2015-02-26: STAFF LETTER
2015-07-15: MONITORING REPORT - SEMI ANNUALLY
2015-07-15: SOIL AND WATER INVESTIGATION REPORT
2016-01-15: MONITORING REPORT - SEMI ANNUALLY

Monitoring well: MW-1 active
lat/long: 33.9581321/-118.0384243
depth to gw: 42.96 - 53.15
free product: -7.999802E-02 (2015-12-04)

Monitoring well: MW-11 dry
lat/long: 33.9581321/-118.0384243
depth to gw: 0 - 49.11

Monitoring well: MW-11 dry
lat/long: 33.9581321/-118.0384243
depth to gw: 0 - 49.65

Monitoring well: MW-2 active
lat/long: 33.9581751/-118.0383466

depth to gw: 43 15 - 49.85
fr
Monitoring well: MW-2 active
lat/long: 33.9581751/-118.0383466
depth to gw: 43 15 - 53.34
free product: 2.999878E-02 (2013-06-14)
sample data: BZ 1600 UG/L 2010-04-09 (max 15000 UG/L 2008-10-13)mple data:BZ
1600 UG/L 2010-04-09 (max 15000 UG/L 2008-10-13)
BZME 820 UG/L 2010-04-09 (max 7200 UG/L 2005-07-05)
CH4 .86 %V/V 2009-03-31 (max 820 %V/V 2009-03-31)
BZME 820 UG/L 2010-04-09 (max 7200 UG/L 2005-07-05)
CH4 86 %V/V 2009-03-ee product: 2.000046E-02 (2015-12-04)
sample data: BZ < 083 UG/L 2015-03-25 (max 15000 UG/L 2008-10-13 CO2 42 %V/V
2009-03-31 (max 820 %V/V 2009-03-31)
EBZ 1200 UG/L 2010-04-09 (max 400)
BZME < 083 UG/L 2015-03-25 (max 7200 UG/L 2005-07-05)
CH4 .86 %V/V 2009-31 (max 820 %V/V 2009-03-31)
CO2 42 %V/V 2009-03-31 (max 820 %V/V 2009-03-31)
EBZ 1200 UG/L 2010-04-09 (max 4000 UG/L 2008-10-13)
ETBE 24 UG/L 2009-03-31 (max03-31 (max 820 %V/V 2009-03-31)
CO2 42 %V/V 2009-03-31 (max 820 %V/V 2008-03-31)
DCA12 < 17 UG/L 2015-03-25 (max 820 UG/L 2015-03-25)
DIPE < 23 UG/L 2015-03-25 34000 PPMV 2009-03-31
GROC4C12 45000 UG/L 2009-03-31 (max 320000 UG/L 2009-03-31)
(max 820 UG/L 2015-03-25)
DROC12C24 < 34 UG/L 2015-03-25
EBZ < 096 UG/L 20131 (max 320000 UG/L 2008-03-31)
IPBZ 120 UG/L 2009-10-05
MTBE 35000 UG/L 2 N 82 %V/V 2009-03-31
OXYGEN 17 %V/V 2009-03-31
PBZN 350 UG/L 2010-04-09 (max 440000 UG/L 2008-10-13)
N 82 %V/V 2009-03-31
OXYGEN 17 %V/V5-03-25 (max 4000 UG/L 2008-10-13)
EDB < 16 UG/L 2015-03-25 (max 1200 UG/L 2015-03-25)
ETBE < 18 UG/L 2015-03-25 (max 140 UG/L 2008-07-31)
ETHANOL < 50 UG/L 2015-009-10-05
PHCG 38000 UG/L 2010-04-09 (max 220000 UG/L 2007-04-13)
TAME 72 UG/L 2007-04-13)
TAME 72 UG/L 2009-04-13 (max 38000 UG/L 2004-05-03)
TBA 03-25
FE2 2400 UG/L 2015-03-25
GRO 34000 PPMV 2009-03-31
GROC4UG/L 2009-04-13 (max 38000 UG/L 2004-05-03)
TBA 32000 UG/L 2010-04-09 (max 140000 UG/L 32000 UG/L 2010-04-09
(max 140000 UG/L 2006-10-13)
TMB124 2900 UG/L 2009-10-05
2006-10-13)
TMB124 2900 UG/L 2009-10-05
TMB135 910 UG/L 2009-10-05 (max 290C12 45000 UG/L 2009-03-31 (max
320000 UG/L 2009-03-31)
IPBZ 120 UG/L 2009-10-05
MTBE < 11 UG/L 2015-03-25 (max 440000 UG/L 2008-10-13)
N 82 %V/V 2009-03-31
0 UG/L 2009-10-05)
XYLENES 3500 UG/L 2010-04-09 (max 13000 UG/L 2006-07-20)
OXYGEN 17 %V/V 2009-03-31
PBZN 350 UG/L 2009-10-05
PHCG 200 UG/L 2015-03-25 (max 220000 UG/L 2007-04-13)
TAME < 25 UG/L 2015-03-25 (max 460 UG/L 2008-10-13)
TBA < 9.4 UG/L 2015-03-25 (max 140000 UG/L 2008-10-13)
TMB124 2900 UG/L 2009-10-05
TMB135 910 UG/L 2009-10-05 (max 2900 UG/L 2009-10-05)
XYLENES < 36 UG/L 2015-03-25 (max 13000 UG/L 2006-07-20)

Monitoring well MW-3 active
lat/long: 33.9580555/-118.038311
depth to gw 41.84 - 47.68

Monitoring well: MW-3 active
lat/long: 33.9580555/-118.038311
depth to gw: 41.84 - 46.97
sam



Monitoring well: MW-3 active
lat/long: 33.9580555/-118.038311
depth to gw: 41.84 - 47.68
sample data: BZ 51 UG/L 2009-04-13 (max 5 6 UG/L 2007-01-12)
BZME 25 UG/L 2009-10-05 (maple data:BZ< .083 UG/L 2014-06-12 (max 5 6
UG/L 2007-01-12)
BZME < 083 UG/L 2014-06-12 x 14 UG/L 2007-01-12)
EBZ 18 UG/L 2010-04-09 (max 3 7 UG/L 2009-01-13)
ET (max 14 UG/L 2007-01-12)
CH4 0023 MG/L 2011-12-01 (max 14 MG/L 2011-12-01)
BE .39 UG/L 2009-04-13 (max 1 UG/L 2005-07-05)
ETHANOL 66 UG/L 2008-01-31
DCA12 1 6 UG/L 2014-06-12 (max 4 2 UG/L 2010-10-16)
DIPE < 23 UG/L 2014-06-12 (max 1MTBE 11 UG/L 2010-04-09 (max 390 UG/L
2006-10-13)
PHCG 58 UG/L 2010-04-09 (max 250 UG/L 2006-10-13)
TAME 44 UG/L 2006-10-13 (max 58 UG/L 2006-10-13)
TBA 55 UG/ 6 UG/L 2012-10-26)
EBZ < 098 UG/L 2014-06-12 (max 3 7 UG/L 2009-01-13)
ED
Monitoring well: MW-3 active
lat/long: 33.9580555/-118.038311
depth to gw: 41.84 - 52.22
freB < .16 UG/L 2014-06-12 (max 2 UG/L 2012-10-26)
ETBE < 18 UG/L 2014-06-12 (max 2 UG/L 2L 2007-04-13 (max 360 UG/L
2006-10-13)
XYLENES 4 4 UG/L 2009-04-13 (max 15 UG/L 2004-05e product: 1300011
(2015-12-04)
sample data BZ < 083 UG/L 2015-06-29 (max 2400 UG/L 2015-03-25)
BZME < 093 UG/L 2015-06-29 (max 14 UG/L 2007-01-12)
CH4 0023 MG/L 2011-12-01 (max 18)
005-07-05)
ETHANOL < 50 UG/L 2014-06-12 (max 66 UG/L 2008-01-31)
FE2 430 UG (max 14 MG/L 2011-12-01)
DCA12 < 17 UG/L 2015-06-29 (max 4 2 UG/L 2010-10-16)
/L 2011-12-01
MTBE 9 6 UG/L 2014-06-12 (max 430 UG/L 2004-04-30)
PHCG 71 U DIPE< 23 UG/L 2015-06-29 (max 2 3 UG/L 2015-03-25)
DROC12C24 1100 UG/L 2015-03-25
G/L 2014-06-12 (max 250 UG/L 2006-10-13)
SO4 310 MG/L 2011-12-01
TAME < 25 EBZ 88 UG/L 2015-06-29 (max 780 UG/L 2015-03-25)
EDB < 16 UG/L 2015-06-29 (max 88 UG/L 2012-10-26)
ETBE < 18 UG/L 2015-06-29 (max 1 8 UG/L 2015-03-25)
10-13)
TDS 1300 MG/L 2011-12-01
TPPH 75 UG/L 2012-05-22
XYLENE ETHANOL< 50 UG/L 2015-06-29 (max 500 UG/L 2015-03-25)
FE2 9700 UG/L 2015-03-25 (maS< 36 UG/L 2014-06-12 (max 15 UG/L
2004-05-18)
x 430 UG/L 2011-12-01)
MTBE 8 3 UG/L 2015-06-29 (max 430 UG/L 2004-04-30)
PHCG 8300 UG/L 2015-06-29 (max 11000 UG/L 2015-03-25)
SO4 310 MG/L 2011-12-01
TAME < 25 UG/L 2015-06-29 (max 310 UG/L 2006-10-13)
TBA < 9.4 UG/L 2015-06-29 (max 360 UG/L 2006-10-13)
TDS 1300 MG/L 2011-12-01
TPPH 75 UG/L 2012-05-22
XYLENES 89 UG/L 2015 06-29 (max 1900 UG/L 2015-03-25)

Monitoring well MW-4 active
lat/long: 33.9582964/-118.0383889
depth to gw: 44.05 - 49.81

Monitoring well: MW-4 active
lat/long: 33.9582964/-118.0383889
depth to gw: 44.05 - 49.11
sample data: BZ 6 7 UG/L 2009-01-13
BZME 37 UG/L 2009-10-05 (max 6 7 UG/L 2006-07-20)
EBZ 24 UG/L 2010-04-09 (max 8 1 UG/L 2009-01-13)
MTBE 13 UG/L 2010-04-09 (max 250 UG/L 2005-04-05)
PHCG 160 UG/L 2010-04-09 (max 270 UG/L 2005-04-05)
TBA 17 UG/L 2009-10-05



XYLENES 59 UG/L 2009-10-05 (max 24 UG/L 2009-01-13)

Monitoring well: MW-4 active
lat/long: 33.9582964/-118.0383889
depth to gw 44.05 - 49.81
sample data: BZ .45 UG/L 2014-06-12 (max 6.7 UG/L 2009-01-13)
BZME < .093 UG/L 2014-06-12 (max 6.7 UG/L 2006-07-20)
DCA12 < 17 UG/L 2013-06-14 (max 2.4 UG/L 2012-10-26)
(max 6 7 UG/L 2006-07-20)
DCA12 < 17 UG/L 2014-06-12 (max 2 4 UG/L 2012-10-26)
DIPE < 23 UG/L 2014-06-12 (max 2 4 UG/L 2012-10-26)
EBZ 13 UG/L 2014-06-12 (max 8 1 UG/L 2009-01-13)
EDB < 16 UG/L 2014-06-12 (max 8 1 UG/L 2012-10-26)
ETBax 8 1 UG/L 2009-01-13)
EDB < 16 UG/L 2013-06-14 (max 8 1 UG/L 2012-10-26)
ETBE 93 UG/L 2013-06-14 (max 8 1 UG/L 2012-10-26)
ETHANOL < 50 UG/L 2013-06-14
E 20 UG/L 2014-06-12
ETHANOL < 50 UG/L 2014-06-12
MTBE 19000 UG/L 2014-06-12

Monitoring well: MW-4 active
lat/long: 33.9582964/-118.0383889
depth to gw: 44.05 - 54.12
sa PHCG 2400 UG/L 2014-06-12 (max 19000 UG/L 2005-02-07)
TAME 31 UG/L 2014-06mple data:BZ< 4.2 UG/L 2015-12-04 (max 89 UG/L
2005-07-05)
BZME < 4 6 UG/L 2015-12-04
DCA12 < 8 5 UG/L 2015-12-04
DIPE < 12 UG/L 2015-12-04
DROC12C24 < 3-12 (max 2400 UG/L 2012-10-26)
TBA 13000 UG/L 2014-06-12 (max 15000 UG/L 2013-12-09)
6-14 (max 620 UG/L 2012-10-26)
TBA 1400 UG/L 2013-06-14
TPPH 84 UG/L 2012- TPPH 84 UG/L 2012-05-22 (max 13000 UG/L
2012-05-22)
XYLENES < 36 UG/L 2014-005-22 (max 1400 UG/L 2012-05-22)
XYLENES < 36 UG/L 2013-06-14 (max 1400 UG/L 2005-02-074 UG/L 2015-03-25
EBZ 5 5 UG/L 2015-12-04 (max 230 UG/L 2015-06-29)
EDB < 8 UG/L 2015-12-04
ETBE 38 UG/L 2015-12-04
ETHANOL < 2500 UG/L 2015-12-04
)
6-12 (max 13000 UG/L 2005-02-07)
FE2 70 UG/L 2015-03-25
MTBE 31000 UG/L 2015-12-04 (max 33000 UG/L 2015-06-29)
PHCG 12000 UG/L 2015-12-04 (max 31000 UG/L 2005-02-07)
TAME 62 UG/L 2015-12-04 (max 12000 UG/L 2012-10-26)
TBA 35000 UG/L 2015-12-04
TPPH 84 UG/L 2012-05-22 (max 35000 UG/L 2012-05-22)
XYLENES < 16 UG/L 2015-12-04 (max 35000 UG/L 2005-02-07)

Monitoring well: MW-5 active
lat/long: 33.9581775/-118.0385306
depth to gw: 43 5 - 49.2

Monitoring well: MW-5 active
lat/long: 33.9581775/-118.0385306
depth to gw: 43.5 - 48.44
sample data: BZ 1 1 UG/L 2009-01-13 (max 5 3 UG/L 2006-04-17)
BZME 28 UG/L 2009-01-13 (max 11 UG/L 2005-04-05)
EBZ 12 UG/L 2010-04-09 (max 15 UG/L 2005-04-05)
ETBE 25 UG/L 2009-01-13 (max 1 1 UG/L 2007-01-12)
MTBE 2 1 UG/L 2009-10-05 (max 1600 UG/L 2007-07 26)
PHCG 47 UG/L 2010-04-09 (max 470 UG/L 2005-04-05)
TAME 1 5 UG/L 2007-07-26 (max 47 UG/L 2005-10-11)
TBA 220 UG/L 2009-04-13 (max 630 UG/L 2007-07-26)
XYLENES 3 3 UG/L 2009-01-13 (max 220 UG/L 2005-02-07)

Monitoring well: MW-5 active
lat/long 33.9581775/-118.0385306
depth to gw: 43 5 - 49.2
sample data BZ 31 UG/L 2014-06-12 (max 7.3 UG/L 2011-04-27)



BZME < 093 UG/L 2014-06-12 (m(max 11 UG/L 2005-04-05)
DCA12 < 17 UG/L 2013-06-14 (max 4 3 UG/L 2012-10-26)
ax 11 UG/L 2005-04-05)
DCA12 < 17 UG/L 2014-06-12 (max 4 3 UG/L 2012-10-26)
DIPE < 23 UG/L 2014-06-12 (max 4 3 UG/L 2012-10-26)
EBZ < 098 UG/L 2014-06-12 (max 15 UG/L 2005-04-05)
EDB < 16 UG/L 2014-06-12 (max 3 7 UG/L 2012-10-26)
ETBE 15 UG/L 2005-04-05)
EDB < 16 UG/L 2013-06-14 (max 3 7 UG/L 2012-10-26)
ETB 62 UG/L 2014-06-12 (max 4 1 UG/L 2011-04-27)
ETHANOL < 50 UG/L 2014-06-12
E < 18 UG/L 2013-06-14 (max 4 1 UG/L 2011-04-27)
ETHANOL < 50 UG/L 2013-06-14

Monitoring well: MW-5 active
lat/long: 33.9581775/-118.0385306
depth to gw: 43.5 - 53.73
sam MTBE < 11 UG/L 2013-06-14 (max 1600 UG/L 2007-07-26)
PHCG 17 UG/L 2013-06-14 (max 72MTBE 5 UG/L 2014-06-12 (max 1600 UG/L
2007-07-26)
PHCG 36 UG/L 2014-06-12 (max 720 UG/Lple data:BZ 5 7 UG/L 2015-12-04
(max 31 UG/L 2015-06-29)
BZME < .93 UG/L 2015-12-04 (ma 2011-04-27)
TAME < 25 UG/L 2014-06-12 (max 36 UG/L 2005-10-11)
TBA 76 UG0 UG/L 2011-04-27)
TAME < 25 UG/L 2013-06-14 (max 17 UG/L 2005-10-11)
TBA x 11 UG/L 2005-04-05)
DCA12 < 1 7 UG/L 2015-12-04 (max 11 UG/L 2012-10-26)
/L 2014-06-12 (max 4600 UG/L 2011-04-27)
XYLENES < 36 UG/L 2014-06-12 (max 85 UG/L 2005< 0.4 UG/L 2013-06-14 (max
4600 UG/L 2011-04-27)
XYLENES < 36 UG/L 2013-06-14 (max 4600 DIPE< 2 3 UG/L 2015-12-04
DROC12C24 230 UG/L 2015-03-25
EBZ 770 UG/L 2015-12-04
EDB < 1 6 UG/L 2015-12-04 (max 770 UG/L 2012-10-26)
ETBE < 1 8 UG/L 2015UG/L 2005-02-07)
-12-04 (max 4 1 UG/L 2011-04-27)
ETHANOL < 500 UG/L 2015-12-04
FE2 9000 UG/L 2015-03-25 (max 500 UG/L 2015-03-25)
MTBE 17 UG/L 2015-12-04 (max 1600 UG/L 2007-07-26)
PHCG 24000 UG/L 2015-12-04 (max 25000 UG/L 2015-06-29)
TAME < 2 5 UG/L 2015-12-04 (max 24000 UG/L 2005-10-11)
TBA 2000 UG/L 2015-12-04 (max 4600 UG/L 2011-04-27)
XYLENES 800 UG/L 2015-12-04 (max 2000 UG/L 2005-02-07)

Monitoring well: MW-6 active
lat/long: 33.9580569/-118.0385786
depth to gw: 42.49 - 48.05

Monitoring well: MW-6 active
lat/long: 33.9580569/-118.0385786
depth to gw: 42.49 - 47.38
sample data: BZ .21 UG/L 2009-04-13 (max 3 3 UG/L 2005-04-05)
BZME 16 UG/L 2010-04-09 (max 4 UG/L 2007-01-12)
EBZ .98 UG/L 2010-04-09 (max 4 6 UG/L 2009-01-13)
MTBE 4 2 UG/L 2010-04-09 (max 8 6 UG/L 2009-04-13)
PHCG 71 UG/L 2010-04-09 (max 150 UG/L 2009-10-05)
TBA 11 UG/L 2007-04-13 (max 30 UG/L 2005-07-05)
XYLENES 28 UG/L 2010-04-09 (max 14 UG/L 2009-01-13)

Monitoring well: MW-6 active
lat/long 33.9580569/-118.0385786
depth to gw: 42.49 - 48.05
sample data: BZ 15 UG/L 2014-06-12 (max 7 7 UG/L 2005-04-05)
BZME < 093 UG/L 2014-06-12 (max 4 UG/L 2007-01-12)
DCA12 < 17 UG/L 2013-06-14 (max I 2 UG/L 2011-04 27)
(max 4 UG/L 2007-01-12)
DCA12 < 17 UG/L 2014-06-12 (max I 2 UG/L 2011-04 27)
DIPE < 23 UG/L 2014-06-12 (max 1 2 UG/L 2012-10 26)
EBZ I UG/L 2014-06-12 (max 28 U 29 UG/L 2011-04 27)
EDB < 18 UG/L 2013-06-14 (max I 2 UG/L 2012-10 26)
ETG/L 2011-04-27)
EDB < 16 UG/L 2014-06-12 (max I 2 UG/L 2012-10 26)

ETBE < 18 UG/L 2014-06-12 (max 1 2 UG/L 2012-10-26)
ETHANOL < 50 UG/L 2014-06-12
MBE < 18 UG/L 2013-06-14 (max 1 2 UG/L 2012-10-26)
ETHANOL < 50 UG/L 2013-06-14

Monitoring well: MW-8 active
lat/long: 33.9580588/-118.0385784
depth to gw: 42.49 - 52.5
sam
MTBE < 11 UG/L 2013-06-14 (max 8 6 UG/L 2009-04-13)
PHCG < 7 2 UG/L 2013-06-14 (max TBE 9 1 UG/L 2014-06-12 (max 8 6 UG/L
2009-04-13)
PHCG 24 UG/L 2014-06-12 (max 270 UG/Lple data:BZ 5 4 UG/L 2015-12-04
(max 83 UG/L 2015-03-25)
BZME 72 UG/L 2015-12-04 (max 5 6 UG/L 2015-03-25)
DCA12 < 34 UG/L 2015-12-04 (max 3 3 UG/L 2011-04-27)
270 UG/L 2011-04-27)
TAME < 25 UG/L 2013-06-14 (max 7 2 UG/L 2012-10-26)
T DIPE< 46 UG/L 2015-12-04 (max 3 3 UG/L 2012-10-26)
DROC12C24 260 UG/L 2015-03-25
BA < 9.4 UG/L 2013-06-14 (max 40 UG/L 2011-04-27)
TPPH 86 UG/L 2012-05-22
XUG/L 2014 06-12 (max 40 UG/L 2011-04-27)
TPPH 86 UG/L 2012-05-22
XYLENES < EBZ 140 UG/L 2015-12-04 (max 660 UG/L 2015-06-29)
EDB < 32 UG/L 2015-12-04 (ma 36 UG/L 2014-06-12 (max 86 UG/L
2005-04-05)
YLENES< 36 UG/L 2013-06-14 (max 86 UG/L 2005-04-05)
x 140 UG/L 2012-10-26)
ETBE < 36 UG/L 2015-12-04 (max 140 UG/L 2012-10-26)
ETHANOL < 100 UG/L 2015-12-04
FE2 8500 UG/L 2015-03-25
MTBE 2 1 UG/L 2015-12-04 (max 31 UG/L 2015-03-25)
PHCG 6800 UG/L 2015-12-04 (max 19000 UG/L 2015-06-29)
TAME < 5 UG/L 2015-12-04 (max 6800 UG/L 2012 10-26)
TBA < 19 UG/L 2015-12-04 (max 40 UG/L 2011-04-27)
TPPH 86 UG/L 2012-05-22
XYLENES 460 UG/L 2015-12-04 (max 1800 UG/L 2015-06-29)

Monitoring well: MW-7 active
lat/long: 33.9579749/-118 0384744
depth to gw: 41 31 - 46.98

Monitoring well MW 7 active
lat/long: 33.9579749/-118.0384744
depth to gw: 41.31 - 46.25
sample data: BZ 14 UG/L 2009-01-13
BZME 48 UG/L 2009-10-05 (max 14 UG/L 2006-07-20)
EBZ 17 UG/L 2009-10-05 (max 10 UG/L 2009-01-13)
MTBE 1 6 UG/L 2010-04-09 (max 16 UG/L 2009-01-13)
PHCG 39 UG/L 2009-10-05 (max 180 UG/L 2009-01-13)
TBA 11 UG/L 2006-10-13
XYLENES 62 UG/L 2009-10-05 (max 29 UG/L 2009-01-13)

Monitoring well: MW-7 active
lat/long: 33 9579749/-118 0384744
depth to gw: 41 31 - 46.98
sample data: BZ < 083 UG/L 2014-06-12 (max 14 UG/L 2009-01-13)
BZME < 093 UG/L 2014-06-12 (max 14 UG/L 2006-07-20)
CH4 001 MG/L 2011-12-01 (max 3 4 MG/L 2011-12-01)
DCA12 1 3 UG/L 2014-06-12
DIPE < 23 UG/L 2014-06-12 (max 1 3 UG/L 2012-10-26)
EBZ < 098 UG/L 2014-06-12 (max 10 UG/L 2009-01-13)
EDB < 18 UG/L 2014-06-12 (max 10 UG/L 2012-10-26)
ETBE < 18 UG/L 2014-06-12 (max 10 UG/L 2012-10-26)
ETHANOL <.50 UG/L 2014-06-12
FE2 50 UG/L 2011-12-01
MTBE 2 5 UG/L 2014-06-12

Monitoring well: MW-7 active
lat/long: 33 9579749/-118 0384744
depth to gw: 41 31 - 51 3
sam(max 50 UG/L 2006-10-13)
PHCG < 7 2 UG/L 2014-06-12 (max 180 UG/L 2009-01-13)
ple data: BZ < 083 UG/L 2015-12-04 (max 460 UG/L 2008-07-20)



BZME < 093 UG/L 2015-12-04 (max 14 UG/L 2006-07-20)
CH4 001 MG/L 2011-12-01 (max 3 4 MG/L 2011-12-01)
DCA12 48 UG/L 2015-12-04 (max 1 5 UG/L 2014-12-16)
DIPE < 23 UG/L 2015-12-04 (max 1 TPPH 22 UG/L 2012-05-22
XYLENES < 36 UG/L 2014-06-12 (max 29 UG/L 2009-01-13)
5 UG/L 2012-10-26)
DROC12C24 < 34 UG/L 2015-03-25
EBZ 9 6 UG/L 2015-12-04 (max 36 UG/L 2015-06-29)
EDB < 16 UG/L 2015-12-04 (max 36 UG/L 2012-10-26)
ETBE < 18 UG/L 2015-12-04 (max 36 UG/L 2012-10-26)
ETHANOL < 50 UG/L 2015-12-04
FE2 < 50 UG/L 2015-03-25
MTBE 55 UG/L 2015-12-04 (max 50 UG/L 2006-10-13)
PHCG 1500 UG/L 2015-12-04 (max 1600 UG/L 2015-06-29)
SO4 390 MG/L 2011-12-01
TAME < 25 UG/L 2015-12-04 (max 390 UG/L 2012-10-26)
TBA < 9 4 UG/L 2015-12-04 (max 64 UG/L 2012-05-22)
TDS 1300 MG/L 2011-12-01
TPPH 22 UG/L 2012-05-22
XYLENES 33 UG/L 2015-12-04 (max 89 UG/L 2015-06-29)

Monitoring well: MW-8 active
lat/long: 33.9581613/-118.0382365
depth to gw: 46.02 - 48.82

Monitoring well: MW-8 active
lat/long: 33.9581613/-118.0382365
depth to gw: 46.02 - 48.02
sample data: BTBZS 2 UG/L 2009-10-05
BZ 73 UG/L 2010-04-09 (max 2 UG/L 2008-10-13)
EBZ 1 4 UG/L 2010-04-09 (max 5 8 UG/L 2009-10-05)
ETBE 11 UG/L 2009-10-05
GRO 14000 UG/L 2008-06-05
IPBZ 1 1 UG/L 2009-10-05
MTBE 420 UG/L 2010-04-09 (max 8100 UG/L 2008-06-05)
PHCG 410 UG/L 2010-04-09 (max 2100 UG/L 2009-01-13)
TAME 14 UG/L 2008-10-13
TBA 2200 UG/L 2010-04-09 (max 5400 UG/L 2008-06-05)
XYLENES 27 UG/L 2010-04-09 (max 2200 UG/L 2010-04-09)

Monitoring well: MW-8 active
lat/long: 33.9581613/-118.0382365
depth to gw: 46.02 - 48.82
sample data: BTBZS 2 UG/L 2009-10-05
BZ 5 8 UG/L 2013-06-14
BZME < 093 UG/L 2013-06-14 (max 5 8 UG/L 2010-10-16)
DCA12 5 8 UG/L 2013-06-14 (max 11 UG/L 2011-04-27)
DIPE < 23 UG/L 2013-06-14 (max 5 9 UG/L 2012-10-26)
EBZ 1 1 UG/L 2013-06-14 (max 8 6 UG/L 2010-10-16)
EDB < 16 UG/L 2013-06-14 (max 1 1 UG/L 2012-10-26)
ETBE 14 UG/L 2013-06-14
ETHANOL 330 UG/L 2013-06-14
GRO 14000 UG/L 2008-06-05
IPBZ 1 1 UG/L 2009-10-05
MTBE 48 UG/L 2013-06-14 (max 8100 UG/L 2008-06-05)
PHCG 510 UG/L 2013-06-14 (max 2100 UG/L 2009-01-13)
TAME < 25 UG
Monitoring well: MW-8 active
lat/long: 33.9581613/-118.0382365
depth to gw: 46 02 - 49 49
sa/L 2013-06-14 (max 14 UG/L 2008-10-13)
TBA 17000 UG/L 2013-06-14
TPPH 560 mple data:BTBZS 2 UG/L 2009-10-05
BZ 5 8 UG/L 2013-06-14
BZME < 093 UG/L 2013-06-14 (max 5 8 UG/L 2010-10-16)
DCA12 5 9 UG/L 2013-06-14 (max 11 UG/L 2011-04-27)
UG/L 2012-05-22
XYLENES 1 5 UG/L 2013-06-14 (max 560 UG/L 2010-04-09)
DIPE < 23 UG/L 2013-06-14 (max 5 9 UG/L 2012-10-26)
EBZ 1 1 UG/L 2013-06-14 (max 8 6 UG/L 2010-10-16)
EDB < 16 UG/L 2013-06-14 (max 1 1 UG/L 2012-10-26)
ETBE 14 UG/L 2013-06-14
ETHANOL 330 UG/L 2013-06-14



GRO 14000 UG/L 2008-06-05
IPBZ 1 1 UG/L 2009-10-05
MTBE 48 UG/L 2013-06-14 (max 8100 UG/L 2008-06-05)
PHCG 510 UG/L 2013-06-14 (max 2100 UG/L 2009-01-13)
TAME < 25 UG/L 2013-06-14 (max 14 UG/L 2008-10-13)
TBA 17000 UG/L 2013-06-14
TPPH 560 UG/L 2012-05-22
XYLENES 1 5 UG/L 2013-06-14 (max 560 UG/L 2010-04-09)

Site: TUNE TECH
Address: 12612 LAMBERT RD
City: WHITTIER
Map Loc: 25 - about 2 mile NW of the subject
Status: CLSD - Case Closed

The aquifer is potentially impacted The case, 03703812,

AQUIFER USED FOR DRINKING WATER SUPPLY

1997-07-31: STAFF LETTER
2003-03-03: 13267 REQUIREMENT
2003-07-15: SOIL AND WATER INVESTIGATION WORKPLAN
2004-11-03: STAFF LETTER
2005-01-15: SOIL AND WATER INVESTIGATION REPORT
2005-06-27: STAFF LETTER
2005-08-01: SOIL AND WATER INVESTIGATION WORKPLAN
2005-09-13: STAFF LETTER
2006-01-15: SOIL AND WATER INVESTIGATION REPORT
2006-03-21: SITE VISIT / INSPECTION / SAMPLING
2006-04-17: NOTIFICATION - PRECLOSURE
2006-05-05: CLOSURE/NO FURTHER ACTION LETTER

Site: AMERICA TRANSMISSION
Address: 13422 LAMBERT RD
City WHITTIER
Map Loc: 26 - about 2 mile SE of the subject
Status: CLSD - Case Closed

Only the soil is impacted The case, 03704337,

SOIL

Site: 7-11 #18470
Address: 8438 SANTA FE SPRINGS RD
City: WHITTIER
Map Loc: 36 - about 3 mile NW of the subject
Status: CLSD - Case Closed

The case 03702858,

OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER)

Site: G & M OIL #16
Address: 12559 LAMBERT RD
City WHITTIER
Map Loc: 46 - about 3 mile NW of the subject
Status:

The aquifer is potentially impacted The case, 03704927, is managed by the Regional Water Quality Board

AQUIFER USED FOR DRINKING WATER SUPPLY

1997 12 30: FREE PRODUCT REMOVAL



2000-02-08: 13267 REQUIREMENT
2002-01-14: INTERIM REMEDIAL ACTION PLAN
2002-01-14: SOIL AND WATER INVESTIGATION REPORT
2002-01-14: SOIL AND WATER INVESTIGATION WORKPLAN
2002-04-15: MONITORING REPORT - QUARTERLY
2002-07-12: STAFF LETTER
2002-07-15: MONITORING REPORT - QUARTERLY
2002-07-15: OTHER REPORT / DOCUMENT
2002-07-15: SOIL AND WATER INVESTIGATION REPORT
2002-10-15: CAP/RAP - FINAL REMEDIATION / DESIGN PLAN
2002-10-15: SOIL AND WATER INVESTIGATION REPORT
2002-10-15: SOIL AND WATER INVESTIGATION WORKPLAN
2003-01-15: MONITORING REPORT - QUARTERLY
2003-01-15: SOIL AND WATER INVESTIGATION REPORT
2003-04-15: MONITORING REPORT - QUARTERLY
2003-04-15: SOIL AND WATER INVESTIGATION REPORT
2003-07-15: MONITORING REPORT - QUARTERLY
2003-07-15: SOIL AND WATER INVESTIGATION REPORT
2003 10-15: MONITORING REPORT - QUARTERLY
2003 10-15: SOIL AND WATER INVESTIGATION REPORT
2004-01-15: MONITORING REPORT - QUARTERLY
2004-01 15: SOIL AND WATER INVESTIGATION REPORT
2004-04-15: MONITORING REPORT - QUARTERLY
2004-04-15: SOIL AND WATER INVESTIGATION REPORT
2004-07-15: CAP/RAP - FEASIBILITY STUDY REPORT
2004-07-15: MONITORING REPORT - QUARTERLY
2004-07-15: SOIL AND WATER INVESTIGATION REPORT
2004-10-15: MONITORING REPORT - QUARTERLY
2004-10-15: SOIL AND WATER INVESTIGATION REPORT
2004-10-15: SOIL AND WATER INVESTIGATION REPORT
2005-01-15: MONITORING REPORT - QUARTERLY
2005-01-15: SOIL AND WATER INVESTIGATION REPORT
2005-04-15: MONITORING REPORT - QUARTERLY
2005-04-15: SOIL AND WATER INVESTIGATION REPORT
2005-07-15: MONITORING REPORT - QUARTERLY
2005-07-15: SOIL AND WATER INVESTIGATION REPORT
2005-07-20: SITE VISIT / INSPECTION / SAMPLING
2005-08-24: STAFF LETTER
2005-10-15: MONITORING REPORT - QUARTERLY
2005-10-15: SOIL AND WATER INVESTIGATION REPORT
2006-01-11: SITE VISIT / INSPECTION / SAMPLING
2006-01-15: INTERIM REMEDIAL ACTION REPORT
2006-01-15: MONITORING REPORT - QUARTERLY
2006-01-15: SOIL AND WATER INVESTIGATION REPORT
2006-04-15: MONITORING REPORT - QUARTERLY
2006-04-15: SOIL AND WATER INVESTIGATION REPORT
2006-07-13: SITE VISIT / INSPECTION / SAMPLING
2006-07-15: MONITORING REPORT - QUARTERLY
2006-07-15: SOIL AND WATER INVESTIGATION REPORT
2006-10-15: MONITORING REPORT - QUARTERLY
2006-10-15: SOIL AND WATER INVESTIGATION REPORT
2007-01-15: MONITORING REPORT - QUARTERLY
2007-01-15: SOIL AND WATER INVESTIGATION REPORT
2007-04-15: MONITORING REPORT - QUARTERLY
2007-04-15: SOIL AND WATER INVESTIGATION REPORT
2007-06-07: SITE VISIT / INSPECTION / SAMPLING
2007-07-15: MONITORING REPORT - QUARTERLY
2007-07-15: SOIL AND WATER INVESTIGATION REPORT
2007-07-15: SOIL AND WATER INVESTIGATION REPORT
2007-07-17: INTERIM REMEDIAL ACTION PLAN
2007-08-15: STAFF LETTER
2007-10-15: MONITORING REPORT - QUARTERLY
2007-10-15: SOIL AND WATER INVESTIGATION REPORT
2008-01-15: MONITORING REPORT - QUARTERLY
2008-01-15: SOIL AND WATER INVESTIGATION REPORT
2008-04-15: MONITORING REPORT - QUARTERLY
2008-04-15: SOIL AND WATER INVESTIGATION REPORT
2008-04-16: STAFF LETTER
2008-07-15: MONITORING REPORT - QUARTERLY
2008-07-15: SOIL AND WATER INVESTIGATION REPORT
2008-10-15: MONITORING REPORT - QUARTERLY
2008-10-15: SOIL AND WATER INVESTIGATION REPORT
2009-01-15: CONCEPTUAL SITE MODEL

2009-01-15: MONITORING REPORT - QUARTERLY
2009-04-15: MONITORING REPORT - QUARTERLY
2009-06-15: STAFF LETTER
2009-07-15: MONITORING REPORT - SEMI ANNUALLY
2009-07-27: CONCEPTUAL SITE MODEL
2010-01-11: INTERIM REMEDIAL ACTION PLAN
2010-01-15: CONCEPTUAL SITE MODEL
2010-01-15: MONITORING REPORT - SEMI-ANNUALLY
2010-03-15: CLEAN UP FUND - 5-YEAR REVIEW SUMMARY
2010-07-15: CONCEPTUAL SITE MODEL
2010-07-15: MONITORING REPORT - SEMI ANNUALLY
2011-01-15: CONCEPTUAL SITE MODEL
2011-01-15: MONITORING REPORT - SEMI-ANNUALLY
2011-07-15: CONCEPTUAL SITE MODEL
2011-07-15: MONITORING REPORT - SEMI-ANNUALLY
2012-01-15: CONCEPTUAL SITE MODEL
2012-07-15: CONCEPTUAL SITE MODEL
2013-01-15: CONCEPTUAL SITE MODEL
2013-07-15: CONCEPTUAL SITE MODEL
2013-08-22: INTERIM REMEDIAL ACTION PLAN
2014-01-15: CONCEPTUAL SITE MODEL
2014-03-06: WELL DESTRUCTION WORKPLAN - REGULATOR RESPONDED
2014-05-06: STAFF LETTER
2014-06-30: REQUEST FOR CLOSURE - REGULATOR RESPONDED
2014-07-06: WELL DESTRUCTION REPORT
2014-07-15: CONCEPTUAL SITE MODEL
2014-08-18: CLEAN UP FUND - 5-YEAR REVIEW SUMMARY
2015-01-15: CONCEPTUAL SITE MODEL
2015-09-10: REQUEST FOR CLOSURE - REGULATOR RESPONDED

Monitoring well: MW-13 dry
lat/long: 33.9603921/-118.0415997
depth to gw: 0 - 58.54
sample data: BZ 13 UG/L 2011-05-11
BZME 1.5 UG/L 2011-05-11
DROC13C22 83 UG/L 2013-1mple data:BZ 13 UG/L 2011-05-11
BZME 1.5 UG/L 2011-05-11
DROC13C22 83 UG/L MTBE 490 UG/L 2008-12-16 (max 1400 UG/L 2004-07-27)
NO3N 4 MG/L 2007-01-30 2-10
GROC6C12 110 UG/L 2011-05-11
MTBE 1.2 UG/L 2013-12-10 (max 1400 UG/L (max 10 MG/L 2005-10-10)
SO4 750 MG/L 2007-01-30 (max 1200 MG/L 2005-10-10)
2004-07-27)
NO3N 4 MG/L 2007-01-30 (max 10 MG/L 2005-10-10)
SO4 750 MG/L 2UG/L 2004-07-27)
NO3N 4 MG/L 2007-01-30 (max 10 MG/L 2005-10-10)
SO4 750 TBA 120 UG/L 2008-09-02
TPHC8C40 1 MG/L 2003-08-14
XYLO 6 UG007-01-30 (max 1200 MG/L 2005-10-10)
TBA 120 UG/L 2008-09-02
TPHC23C40 460MG/L 2007-01-30 (max 1200 MG/L 2005-10-10)
TBA 120 UG/L 2008-09-02
TPHC23C4 UG/L 2013-12-10
TPHC4C12 840 UGL 2014-11-18
TPHC8C40 1 MG/L 2003-08-14
/L 2011-05-11 (max 1 UG/L 2011-05-11)
0 460 UG/L 2013-12-10
TPHC8C40 1 MG/L 2003-08-14
XYLO .6 UG/L 2011-05-11 ( XYLO 6 UG/L 2011-05-11 (max 1 UG/L 2011-05-11)
max 1 UG/L 2011-05-11)

Monitoring well: MW-14 active
lat/long: 33.9639034/-118.0467189
depth to gw: 45.96 - 57.77

Monitoring well: MW-14 active
lat/long: 33.9639034/-118.0467189
depth to gw: 45.96 - 56.7
sa
Monitoring well: MW-14 active
lat/long: 33.9639034/-118.0467189



depth to gw: 45.96 - 57.77
mple data: BZ 57 UG/L 2005-04-13 (max 1 UG/L 2005-04-13)
BZME 5.1 UG/L 2003-12-10
DIPE 17 UG/L 2009-10-21
GROC6C12 54 UG/L 2009-10-21
MTBE 42 UG/L 20
Monitoring well: MW-14 inactive
lat/long: 33.9639034/-118.0467189
depth to gw: 0 - 57.77
samample data: BZ 30 UG/L 2011-05-11
BZME 5.1 UG/L 2003-12-10
DIPE 17 UG/L 2009-10-21
GROC6C12 120 UG/L 2011-05-11
MTBE 580 UG/L 2011-05-11 (max 1700 UG/L10-04-22 (max 1700 UG/L 2003-05-13)
NO3N 20 MG/L 2007-01-30 (max 39 MG/L 2006-10-03)
ample data: BZ 30 UG/L 2011-05-11
BZME 5.1 UG/L 2003-12-10
DIPE 5.3 UG/L 201ple data:BZ 30 UG/L 2011-05-11
BZME 5.1 UG/L 2003-12-10
DIPE 5.3 UG/L 2013- 2003-05-13)
NO3N 20 MG/L 2007-01-30 (max 39 MG/L 2006-10-03)
SO4 630 MG/12-11 (max 17 UG/L 2009-10-21)
GROC6C12 120 UG/L 2011-05-11
MTBE 9.3 UG/L 3-12-11 (max 17 UG/L 2009-10-21)
GROC6C12 120 UG/L 2011-05-11
MTBE 9.3 UG/(max 1500 UG/L 2009-10-21)
XYLENES 15 UG/L 2003-12-10
XYLENES1314 10 UG/L 202013-12-11 (max 1700 UG/L 2003-05-13)
NO3N 20 MG/L 2007-01-30 (max 39 MG/L 2006-10-03)
L 2013-12-11 (max 1700 UG/L 2003-05-13)
NO3N 20 MG/L 2007-01-30 (max 39 MG/L 2006-10-03 SO4 830 MG/L 2007-01-30 (max 840 MG/L 2006-10-03)
TBA 110 UG/L 2013-12-11 )
SO4 830 MG/L 2007-01-30 (max 840 MG/L 2006-10-03)
TBA 110 UG/L 2013-12-103-12-10
21)
XYLENES 15 UG/L 2003-12-10
XYLENES1314 10 UG/L 2003-12-10
(max 1500 UG/L 2009-10-21)
XYLENES 15 UG/L 2003-12-10
XYLENES1314 10 UG/L 1 (max 1500 UG/L 2009-10-21)
XYLENES 15 UG/L 2003-12-10
XYLENES1314 10 UG/2003-12-10
L 2003-12-10

Monitoring well: MW-15 dry
lat/long: 33.9639077/-118.0457016
depth to gw: 0 - 56.18

Monitoring well: MW-15 dry
lat/long: 33.9639077/-118.0457016
depth to gw: 0 - 56.18
sample data: BZ 1.1 UG/L 2004-11-11 (max 2.8 UG/L 2003-05-12)
DIPE 8.8 UG/L 2005-01-19 (max 11 UG/L 2004-11-11)
FE .084 MG/L 2005-04-14 (max 8.8 MG/L 2005-04-14)
GROC6C1
Monitoring well: MW-15 dry
lat/long: 33.9639077/-118.0457016
depth to gw: 0 - 56.18
sample d2 59 UG/L 2008-02-26 (max 180 UG/L 2005-04-14)
MTBE 66 UG/L 2009-10-21 (max 2200 UG/L ata:BZ 1.1 UG/L 2004-11-11 (max 2.6 UG/L 2003-05-12)
DIPE 8.8 UG/L 2005-01-19 (max 11 2003-12-09)
NO3N 2.3 MG/L 2007-01-30 (max 7.8 MG/L 2006-07-12)
PHC 97 UG/LUG/L 2004-11-11)
FE .084 MG/L 2005-04-14 (max 8.8 MG/L 2005-04-14)
GROC6C1 2003-12-09 (max 74 UG/L 2003-08-14)
SO4 960 MG/L 2007-01-30 (max 1000 MG/L 2005-07-19)2.59 UG/L 2008-02-26 (max 180 UG/L 2005-04-14)
MTBE 1.1 UG/L 2013-05-30 (max 2200 UG/L 2003-12-09)
NO3N 2.3 MG/L 2007-01-30 (max 7.8 MG/L 2006-07-12)
PHC 97 UG/



TBA 29 UG/L 2008-10 03 (max 780 UG/L 2003-12-09)
L 2003-12-09 (max 74 UG/L 2003-08-14)
SO4 960 MG/L 2007-01-30 (max 1000 MG/L 2005-07-19)
TBA 29 UG/L 2008-10-03 (max 780 UG/L 2003-12-09)

Monitoring well: MW-16 dry
lat/long: 33.9642653/-118.0453242
depth to gw: 0 - 58.71

Monitoring well: MW-16 dry
lat/long: 33.9642653/-118.0453242
depth to gw: 0 - 58.71
sample data: BZME 15 UG/L 2005-04-14

Monitoring well: MW-16 dry
lat/long: 33.9642653/-118.0453242
depth to gw: 0 - 58.71
sample data: BZME 15 UG/L 2005-04-14

Monitoring well: W-1 active
lat/long: 33.9640622/-118.045866
depth to gw: 43.65 - 57.4
free product: 5.899756E-02 (2012-12-04)

Monitoring well: W-1 active
lat/long: 33.9640622/-118.045866
depth to gw: 43.65 - 57.4
free product: 5.899756E-02 (2012-12-04)

Monitoring well: W-1 active
lat/long: 33.9640622/-118.045866
depth to gw: 43.65 - 60.79
product: 5.899756E-02 (2012-12-04)

Monitoring well: W-10 active
lat/long: 33.9642239/-118.0454921
depth to gw: 45 - 58.9

Monitoring well: W-10 active
lat/long: 33.9642239/-118.0454921
depth to gw: 45 - 58.9
sample data: BZ 3 UG/L 2002-08-14 (max 17 UG/L 2001-11-13)
BZME 66 UG/L 2002-02 14 (max 3 UG

Monitoring well: W-10 active
lat/long: 33.9642239/-118.0454921
depth to gw: 45 - 58.9
sample data: BZ 3 UG/L 2002-08-14 (max 17 UG/L 2001-11-13)
BZME 66 UG/L 2002-02-14 (max 3 UG/L 2002-02-14)
DIPE 9 UG/L 2002-02 14 (max 12 UG/L 2001-11-13)
ETBE 19 UG

Monitoring well: W-10 dry
lat/long: 33.9642239/-118.0454921
depth to gw: 0 - 58.02
sample da/L 2002-02-14)
DIPE 9 UG/L 2002-02-14 (max 12 UG/L 2001-11-13)
ETBE 19 UG

Monitoring well: W-10 active
lat/long 33.9642239/-118.0454921
depth to gw: 45 - 58.9
sampleta: BZ 3 UG/L 2002-08-14 (max 17 UG/L 2001-11-13)
BZME 66 UG/L 2002-02 14 (max 3 UG/L 2002-02-14)
DIPE 9 UG/L 2002-02-14 (max 12 UG/L 2001-11-13)
ETBE 19 UG/L /L 2007-06-06
GROC6C12 53 UG/L 2006-10-03 (max 61 UG/L 2006-07-12)
MTBE 113 UG/L 2009-10-21 (max 1500 UG/L 2007-01-30)
NO3N 39 MG/L 2007-01-30 (max 5.3 MG/L 200/L 2002-02-14)
DIPE 9 UG/L 2002-02 14 (max 12 UG/L 2001-11-13)
ETBE 19 UG0 UG/L 2012-12-04 (max 1500 UG/L 2007-01-30)
NO3N 39 MG/L 2007-01-30 (max 110 MG/L 2002007-06-06
GROC6C12 53 UG/L 2006-10 03 (max 61 UG/L 2006-07-12)
MTBE 90 UG6-07 12)
PHC 68 UG/L 2003-02 13 (max 74 UG/L 2002-02-14)
SO4 1700 MG/L 200/L 2014-05-29 (max 1500 UG/L 2007-01-30)



NO3N 39 MG/L 2007-01-30 (max 52 MG/L 2006-07-6-07-12)
PHC 68 UG/L 2003-02-13 (max 110 UG/L 2001-11-13)
SO4 1700 MG/L 207-01-30 (max 1800 MG/L 2005-10-10)
TAME 13 UG/L 2007-06-06
TBA 25 UG/L 200 UG/L 2014-05-29 (max 1500 UG/L 2007-01-30)
NO3N 39 MG/L 2007-01-30 (max 52 MG/L 2006-07-01-30 (max 1800 MG/L 2005-10-10)
TAME 13 UG/L 2007-06-06
TBA 66 UG/L 2012)
PHC 68 UG/L 2003-02-13 (max 74 UG/L 2002-02-14)
SO4 1700 MG/L 2007-01-7-06-06 (max 210 UG/L 2003-12-09)
XYLENES 1.4 UG/L 2001-11-13
XYLENES1314 07-12)
PHC 68 UG/L 2003-02-13 (max 74 UG/L 2002-02-14)
SO4 1700 MG/L 2007-11-11-22 (max 210 UG/L 2003-12-09)
TPHC4C12 79 UG/L 2012-12-04
TPHC4C5 79 30 (max 1800 MG/L 2005-10-10)
TAME 13 UG/L 2007-06-06
TBA 66 UG/L 2011-11-01-30 (max 1800 MG/L 2005-10-10)
TAME 13 UG/L 2007-06-06
TBA 66 UG/L 2011-22 (max 210 UG/L 2003-12-09)
TPHC4C12 50 UG/L 2014-05-29 (max 79 UG/L 2012-12-04)
UG/L 2012-12-04
XYLENES 1.4 UG/L 2001-11-13
XYLENES1314 1.3 UG/L 2001-11-13
TPHC4C5 79 UG/L 2012-12-04
XYLENES 1.4 UG/L 2001-11-13
XYLENES1314 11-22 (max 210 UG/L 2003-12-09)
TPHC4C12 50 UG/L 2014-05-29 (max 79 UG/L 2012-12-04)
1.3 UG/L 2001-11-13
14 1 3 UG/L 2001-11-13

Monitoring well: W 11 active
lat/long: 33.9645087/-118.0458287
depth to gw: 44.9 - 58.51

Monitoring well: W 11 active
lat/long: 33.9645087/-118.0458287
depth to gw: 44.9 - 57.52
sam
Monitoring well: W-11 active
lat/long: 33.9645087/-118.0458287
depth to gw: 44.9 - 58.51
sample data: BZ 75 UG/L 2005-07-20 (max 370 UG/L 2002-02-14)
BZME 56 UG/L 2003-12-09 (maple data:BZ 75 UG/L 2005-07-20 (max 370 UG/L 2002-02-14)
BZME 56 UG/L 2003-12-09 (max 660 UG/L 2002-02-14)
EBZ 86 UG/L 2002-02-14
FE 19 MG/L 2005-10-12 (max 86 MG/L 2005-10-12)
MTBE 7 UG/L 2005-07-20
NO3N 7.6 MG/L 2006-10-04 (max 1
Monitoring well: W-11 active
lat/long: 33.9645087/-118.0458287
depth to gw: 44.9 - 58.92
samx 660 UG/L 2002-02-14)
EBZ 86 UG/L 2002-02-14
FE 19 MG/L 2005-10-12 (max 0 MG/L 2005-04-13)
PHC 2500 UG/L 2002-02-14
SO4 490 MG/L 2006-10-04 (max 186 MG/L 2005-10-12)
MTBE 7 UG/L 2005-07-20
NO3N 7.6 MG/L 2006-10-04 (max 1
Monitoring well: W-11 active
lat/long: 33.9645087/-118.0458287
depth to gw: 44.9 - 58.51
sample data BZ 75 UG/L 2005-07-20 (max 370 UG/L 2002 02-14)
BZME 56 UG/L 2003-12-09 (max 660 UG/L 2002-02-14)
DROC13C22 210 UG/L 2014-05-29
BZME 56 UG/L 2003-12-09 (maO MG/L 2005-04-13)
PHC 2500 UG/L 2002-02-14
SO4 490 MG/L 2006-10-04 (max 1100 MG/L 2005-01-20)
TPHC8C40 1.1 MG/L 2003-12-09
XYLENES 2.6 UG/L 2003-12-0ple data BZ 75 UG/L 2005-07-20 (max 370 UG/L

EBZ 86 UG/L 2002-02-14
FE 19 MG/L 2005-10-12 (max 86 MG/L 2005-10-12)
MTBE 2 6 UG/L 2013-12-11 100 MG/L 2005-01-20)
TPHC8C40 1 1 MG/L 2003-12-09
XYLENES 2 6 UG/L 2003-12-09 (max 340 UG/L 2002-02-14)
XYLENES1314 1 7 UG/L 2003-12-09 (max 190 UG/L 2002-02-14)
x 660 UG/L 2002-02-14)
DROC13C22 210 UG/L 2014-05-29
EBZ 86 UG/L 2002-02-14
(max 7 UG/L 2005-07-20)
NO3N 7 6 MG/L 2006-10-04 (max 10 MG/L 2005-04-13)
9 (max 340 UG/L 2002-02-14)
XYLENES1314 1 7 UG/L 2003-12-09 (max 190 UG/L 2002-02-14)
PHC 2500 UG/L 2002-02-14
SO4 490 MG/L 2006-10-04 (max 1100 MG/L 2005-01-20)
(max 7 UG/L 2005-07 20)
NO3N 7.6 MG/L 2006-10-04 (max 10 MG/L 2005-04-13)
PHC 2500 UG/L 2002-02-14
SO4 490 MG/L 2006-10-04 (max 1100 MG/L 2005-01-20)
TPHC23C40 260 UG/L 2014-05-29
TPHC8C40 1 1 MG/L 2003-12-09
XYLENES 2 6 UG TPHC23C40 260 UG/L 2014-05-29
TPHC8C40 1 1 MG/L 2003-12-09
XYLENES 2 6 UG/L 2003-12-09 (max 340 UG/L 2002-02-14)
XYLENES1314 1 7 UG/L 2003-12-09 (max 190 UG/L 2/L 2003-12-09 (max 340 UG/L
2002-02-14)
XYLENES1314 1 7 UG/L 2003-12-09 (max 190 UG/L 2002-02-14)
XYLO 97 UG/L 2003-12-09 (max 150 UG/L 2002-02 14)
002-02-14)
XYLO 97 UG/L 2003-12-09 (max 150 UG/L 2002-02-14)

Monitoring well W-12 active
lat/long: 33.9638249/-118.0460327
depth to gw: 41 73 - 55.28

Monitoring well W-12 active
lat/long: 33 9638249/-118 0460327
depth to gw 41 73 - 54 22
sa
Monitoring well W-12 active
lat/long: 33.9638249/-118 0460327
depth to gw 41.73 - 55.28
sample data BZ 52 UG/L 2002-11-12 (max 7 2 UG/L 2002-08-14)
BZME 57 UG/L 2002-11-12 (max 7 2 UG/L 2002-08-14)
DIPE 5 1 UG/L 2010-04-22 (max 12 UG/L 2009-05-28)
mple data: BZ 52 UG/L 2002-11-12 (max 7 2 UG/L 2002-08-14)
BZME 57 UG/L 2002-11-12 (mGROC6C12 52 UG/L 2006-04-20 (max 59 UG/L
2005-10-11)
MTBE 7 6 UG/L 2010-04-22 (max 730 ex 7 2 UG/L 2002-06-14)
DIPE 5 6 UG/L 2010-10-28 (max 12 UG/L 2009-05-28)
GROC6C12 52 UG/L 2006-04-20 (max 59 UG/L 2005-10-11)
MTBE 15 UG/L 2012-12-04 (max 730 UUG/L 2007-01-30)
NO3 9 8 MG/L 2004-03-10 (max 7 8 MG/L 2003-12-09)
NO3N 5

Monitoring well: W-12 dry
lat/long: 33 9638249/-118 0460327
depth to gw: 0 - 55 77
sample da 2 MG/L 2007-01-30 (max 11 MG/L 2006-04-20)
SO4 880 MG/L 2007-01-30 (max 1300 MG/L 2005/G/L 2007-01-30)
NO3 9 8 MG/L 2004-03-10 (max 7 8 MG/L 2003-12-09)
NO3N 5

Monitoring well: W-12 active
lat/long: 33 9638249/-118 0460327
depth to gw: 41 73 - 55.28
sate: BZ 52 UG/L 2002-11-12 (max 7 2 UG/L 2002-08-14)
BZME 57 UG/L 2002-11-12 (max 7 2 -10-10)
TBA 27 UG/L 2006-10-03
XYLENES 1 4 UG/L 2004-11-11
XYL2 MG/L 2007-01-30 (max 11 MG/L 2006-04-20)
SO4 880 MG/L 2007-01-30 (max 1300 MG/L 2005-UG/L 2002-08-14)
DIPE 5 6 UG/L 2010-10-28 (max 12 UG/L 2009-05-28)
GROC6C1mple data: BZ 52 UG/L 2002-11-12 (max 7 2 UG/L 2002-08-14)
BZME 57 UG/L 2002-11-12 (m10-10)



TBA 27 UG/L 2006-10-03
XYLENES 1 4 UG/L 2004-11-11
XYLE2 52 UG/L 2006-04-20 (max 59 UG/L 2005-10-11)
MTBE 15 UG/L 2012-12-04 (max 730 UG/L 20ENES1314 1 2 UG/L 2004-11-11
ax 7 2 UG/L 2002-08-14)
DIPE 5 6 UG/L 2010-10-28 (max 12 UG/L 2009-05-28)
07-01-30)
NO3 9 8 MG/L 2004-03-10 (max 7 8 MG/L 2003-12-09)
NO3N 5 2 MG/L GROC6C12 52 UG/L 2006-04-20 (max 59 UG/L 2005-10-11)
MTBE 15 UG/L 2012-12-04 (max 730 UNES1314 1 2 UG/L 2004-11-11
2007-01-30 (max 11 MG/L 2006-04-20)
G/L 2007-01-30) SO4 880 MG/L 2007-01-30 (max 1300 MG/L 2005-10-10)
NO3 9 8 MG/L 2004-03-10 (max 7 8 MG/L 2003-12-09)
NO3N 5 TBA 27 UG/L 2006-10-03
XYLENES 1 4 UG/L 2004-11-11
XYLENES1314 2 MG/L 2007-01-30 (max 11 MG/L 2008-04-20)
SO4 880 MG/L 2007-01-30 (max 1300 MG/L 2005- 1 2 UG/L 2004-11-11
10-10)
TBA 27 UG/L 2006-10-03
XYLENES 1 4 UG/L 2004-11-11
XYLENES1314 1 2 UG/L 2004-11-11

Monitoring well W-17 inactive
lat/long: 33.9638249/-118.0460327
depth to gw: 0 - 57 3
free product 2 23 (2012-12-04)

Monitoring well W-17 inactive
lat/long: 33.9638249/-118.0460327
depth to gw: 0 - 55 99
samp
Monitoring well W-17 inactive
lat/long: 33 9638249/-118.0460327
depth to gw: 0 - 57 3
free le data: ALK 800 MG/L 2008-12-17 (max 1 2 MG/L 2008-09-03)
ALKB 800 MG/L 2008-12-17 (maproduct: 2 23 (2012-12-04)
sample data ALK 900 MG/L 2008-12-17 (max 1 2 MG/L 2008-09-03)
x 1 2 MG/L 2008-09-03)
BOD5 19 MG/L 2008-12-17
BZ 1400 UG/L 2008-12-17 (ma ALKB 800 MG/L 2008-12-17 (max 1 2 MG/L
2008-09-03)
BOD5 19 MG/L 2008-12-17
x 1700 UG/L 2008-09-03)
BZME 640 UG/L 2008-12-17
CO2 149000 UG/L 2008-12-17
BZ 1400 UG/L 2008-12-17 (max 1700 UG/L 2008-09-03)
BZME 640 UG/L 2008-12-17

Monitoring well: W-17 inactive
lat/long: 33 9638249/-118.0460327
depth to gw: 0 - 58 85
samp CO2 149000 UG/L 2008-12-17
COD 180 MG/L 2008-12-17
DO 13 MG/L 2008-12-8-09-03
EFHC8C40 2 6 MG/L 2008-12-17 (max 2 9 MG/L 2008-09-03)
FE 11 MG/L
Monitoring well: W-17 inactive
lat/long: 33 9638249/-118.0460327
depth to gw: 0 - 57 3
free le data: ALK 900 MG/L 2008-12-17 (max 1 2 MG/L 2008-09-03)
ALKB 900 MG/L 2008-12-17 (ma17
EBZ 89 UG/L 2008-09-03
EFHC8C40 2 6 MG/L 2008-12-17 (max 2 9 MG/L 2008-2008-12-17
FE2 3 MG/L 2008-12-17 (max 11 MG/L 2008-09-03)
GROC6C12 6800 UGproduct: 2 23 (2012-12-04)
sample data: ALK 900 MG/L 2008-12-17 (max 1 2 MG/L 2008-09-03)
x 1 2 MG/L 2008-09-03)
BOD5 19 MG/L 2008-12-17
BZ 1400 UG/L 2008-12-17 (ma ALKB 900 MG/L 2008-12-17 (max 1 2 MG/L
2008-09-03)
BOD5 19 MG/L 2008-12-17
/L 2008-12-17



KN 2 2 MG/L 2008-12-17
MTBE 33000 UG/L 2008-12-17
09-03)
FE 11 MG/L 2008-12-17
FE2 3 MG/L 2008-12-17 (max 11 MG/L 2008-09-03x 1700 UG/L 2008-09-03)
BZME 640 UG/L 2008-12-17
CO2 149000 UG/L 2008-12-17
COD 180 MG/L 2008-12-17
DO 13 MG/L 2008-12-17
EBZ 89 UG/L 200)
GROC6C12 6800 UG/L 2008-12-17
KN 2 2 MG/L 2008-12-17
MTBE 3 CO2 149000 UG/L 2008-12-17
COD 180 MG/L 2008-12-17
DO 13 MG/L 2008-12-3000 UG/L 2008-12-17
PH 7 57 PH UNITS 2008-12-17
SO4 11 MG/L 2008-12-17
8-09-03
EFHC8C40 2 6 MG/L 2008-12-17 (max 2 9 MG/L 2008-09-03)
FE 11 MG/L TBA 6300 UG/L 2008-09-03
TDS 1100 MG/L 2008-12-17
TIC 230 MG/L 20017
EBZ 89 UG/L 2008-09-03
EFHC8C40 2 6 MG/L 2008-12-17 (max 2 9 MG/L 2008-2008-12-17
FE2 3 MG/L 2008-12-17 (max 11 MG/L 2008-09-03)
GROC6C12 6800 UGL 2008-12-17
TOTN 2 2 MG/L 2008-12-17
XYLENES 840 UG/L 2008-12-17
XYLENES1314 430 UG/L 2008-12-17
XYLO 410 UG/L 2008-12-17
/L 2008-12-17
KN 2 2 MG/L 2008-12-17
MTBE 33000 UG/L 2008-12-17
09-03)
FE 11 MG/L 2008-12-17
FE2 3 MG/L 2008-12-17 (max 11 MG/L 2008-09-030-05-30
TOC 27 MG/L 2008-12-17
TOTN 2 2 MG/L 2008-12-17
XYLENE PH 7 57 PH UNITS 2008-12-17
SO4 11 MG/L 2008-12-17
TBA 6300 UG/L 2008-09-0)
GROC6C12 6800 UG/L 2008-12-17
KN 2 2 MG/L 2008-12-17
MTBE 3S 840 UG/L 2008-12-17
XYLENES1314 430 UG/L 2008-12-17
XYLO 410 UG/L 2008-12-17
3
TDS 1100 MG/L 2008-12-17
TIC 230 MG/L 2008-05-30
TOC 27 MG/ TBA 6300 UG/L 2008-09-03
TDS 1100 MG/L 2008-12-17
TIC 230 MG/L 200L 2006-12-17
TOTN 2 2 MG/L 2008-12-17
XYLENES 840 UG/L 2008-12-17
XYLENES1314 430 UG/L 2008-12-17
XYLO 410 UG/L 2008-12 17
8-05-30
TOC 27 MG/L 2008-12-17
TOTN 2 2 MG/L 2008-12-17
XYLENES 840 UG/L 2008-12-17
XYLENES1314 430 UG/L 2008-12-17
XYLO 410 UG/L 2008-12-17

Monitoring well W-18 inactive
lat/long: 33 9638249/-118 0460327
depth to gw 0 - 55 23

Monitoring well W-18 inactive
lat/long: 33 9638249/-118.0460327
depth to gw 0 - 55.23
sample data ALK 580 MG/L 2008-12-17
ALKB 580 MG/L 2008 12-17
BOD5 15 MG/L 2008-12-17 (max 17 MG/L 2008-09-04)



BZ 920 UG/L 2008-12-17 (max 650 UG/L 2008-09-04)

Monitoring well W-18 inactive
lat/long: 33.9638249/-118.0460327
depth to gw 0 - 55 23
samp BZME 1200 UG/L 2008-12-17 (max 2000 UG/L 2008-09-04)
CO2 194000 UG/L 2008-12-17
le data: ALK 580 MG/L 2008-12-17
ALKB 580 MG/L 2008-12-17
BOD5 15 MG/L 2008- COD 78 MG/L 2008-12-17 (max 120 MG/L
2008-09-04)
DO 8 6 MG/L 2008-12-17 (12-17 (max 17 MG/L 2008-09-04)
BZ 920 UG/L 2008-12-17 (max 650 UG/L 2008-09-04)

Monitoring well W-18 inactive
lat/long: 33 9638249/-118.0460327
depth to gw 0 - 55 3
sampl BZME 1200 UG/L 2008-12-17 (max 2000 UG/L 2008-09-04)
CO2 194000 UG/L 2008-12-17
e data ALK 580 MG/L 2008 12-17
ALKB 580 MG/L 2008-12-17
BOD5 15 MG/L 2008-1max 78 MG/L 2008-09-04)
EBZ 390 UG/L 2008-12-17
EFHC8C40 5 4 MG/L 2008-12-17 COD 78 MG/L 2008-12-17 (max 120 MG/L
2008-09-04)
DO 8 6 MG/L 2008-12-17 (2-17 (max 17 MG/L 2008-09-04)
BZ 920 UG/L 2008-12-17 (max 650 UG/L 2008-09-04)

Monitoring well W-18 inactive
lat/long: 33.9638249/-118.0460327
depth to gw 0 - 55 23
samp BZME 1200 UG/L 2008-12-17 (max 2000 UG/L 2008-09-04)
CO2 194000 UG/L 2008-12 17
le data: ALK 580 MG/L 2008-12-17
ALKB 580 MG/L 2008-12-17
BOD5 15 MG/L 2008-max 78 MG/L 2008-09-04)
EBZ 390 UG/L 2008-12-17
EFHC8C40 5 4 MG/L 2008-12-17 COD 78 MG/L 2008-12-17 (max 120 MG/L
2008-09-04)
DO 8 6 MG/L 2008-12-17 (m-17
MTBE 700 UG/L 2008-12-17 (max 1100 UG/L 2008-09 04)
PH 7 29 PH UNITS 212-17 (max 17 MG/L 2008-09-04)
BZ 920 UG/L 2008-12-17 (max 650 UG/L 2008-09-04)

FE 610 MG/L 2008-12-17
FE2 3 MG/L 2008-12-17 (max 610 MG/L 2008-09-04)
BZME 1200 UG/L 2008-12-17 (max 2000 UG/L 2008-09-04)
CO2 194000 UG/L 2008-12-17
008-12-17
PORTHO 73 MG/L 2008-09-04 (max 7 29 MG/L 2008-09-04)
SO4 1 7 MGax 78 MG/L 2008-09-04)
EBZ 390 UG/L 2008-12-17
EFHC8C40 5 4 MG/L 2008-12-17
FE 610 MG/L 2008 12-17
FE2 3 MG/L 2008-12-17 (max 610 MG/L 2008-09-04)
-17
MTBE 700 UG/L 2008 12-17 (max 1100 UG/L 2008-09-04)
PH 7 29 PH UNITS 2/L 2008 12-17
TBA 840 UG/L 2008-12-17
TDS 730 MG/L 2008-12-17
GROC6C12 7900 UG/L 2008-12-17 (max 12000 UG/L 2008-09 04)
KN 2 MG/L 2008-12-008-12-17
PORTHO 73 MG/L 2008-09-04 (max 7 29 MG/L 2008-09 04)
SO4 1 7 MGTIC 212 MG/L 2008-05-30
TOC 12 MG/L 2008-12-17 (max 19 MG/L 2008-09 04)
TOmax 78 MG/L 2008-09-04)
EBZ 390 UG/L 2008-12-17
EFHC8C40 5 4 MG/L 2008-12-17/L 2008-12 17
TBA 840 UG/L 2008-12-17
TDS 730 MG/L 2008-12 17
17
MTBE 700 UG/L 2008-12-17 (max 1100 UG/L 2008-09 04)
PH 7 29 PH UNITS 20TN 2 MG/L 2008-12-17

XYLENES 2500 UG/L 2008-12-17
XYLENES1314 1500 UG/L 2008
FE 610 MG/L 2008-12-17
FE2 3 MG/L 2008-12-17 (max 610 MG/L 2008-09-04)
GROC8C12 7900 UG/L 2008-12-17 (max 12000 UG/L 2008-09-04)
KN 2 MG/L 2008-12-17
XYLO 950 UG/L 2008-12-17 (max 820 UG/L 2008-09-04)
08-12-17
PORTHO 73 MG/L 2008-09-04 (max 7 29 MG/L 2008-09-04)
SO4 1 7 MG/TIC 212 MG/L 2008-05-30
TOC 12 MG/L 2008-12-17 (max 19 MG/L 2008-09-04)
TO-17
MTBE 700 UG/L 2008-12-17 (max 1100 UG/L 2008-09-04)
PH 7 29 PH UNITS 2L 2008-12-17
TBA 840 UG/L 2008-12-17
TDS 730 MG/L 2008-12-17
TTN 2 MG/L 2008-12-17
XYLENES 2500 UG/L 2008-12-17
XYLENES1314 1500 UG/L 2008-12-17
XYLO 950 UG/L 2008-12-17 (max 820 UG/L 2008-09-04)
008-12-17
PORTHO 73 MG/L 2008-09-04 (max 7 29 MG/L 2008-09-04)
SO4 1 7 MGIC 212 MG/L 2008-05-30
TOC 12 MG/L 2008-12-17 (max 19 MG/L 2008-09-04)
TOT/L 2008-12-17
TBA 840 UG/L 2008-12-17
TDS 730 MG/L 2008-12-17
N 2 MG/L 2008-12-17
XYLENES 2500 UG/L 2008-12-17
XYLENES1314 1500 UG/L 2008-12-17
XYLO 950 UG/L 2008-12-17 (max 820 UG/L 2008-09-04)
TIC 212 MG/L 2008-05-30
TOC 12 MG/L 2008-12-17 (max 19 MG/L 2008-09-04)
TOTN 2 MG/L 2008-12-17
XYLENES 2500 UG/L 2008-12-17
XYLENES1314 1500 UG/L 2008-12-17
XYLO 950 UG/L 2008-12-17 (max 820 UG/L 2008-09-04)

Monitoring well W-19 inactive
lat/long: 33 9638249/-118 0460327
depth to gw: 0 - 55 3

Monitoring well W-19 inactive
lat/long: 33 9638249/-118 0460327
depth to gw: 0 - 55 3
sample data: ALK 710 MG/L 2008-12-17 (max 820 MG/L 2008-09-03)

Monitoring well W-19 inactive
lat/long: 33.9638249/-118 0460327
depth to gw: 0 - 55 3
sample data: ALK 710 MG/L 2008-12-17 (max 820 MG/L 2008-09 03)

Monitoring well W-19 inactive
lat/long: 33.9638249/-118.0460327
depth to gw: 0 - 55.3
sample data: ALK 710 MG/L 2008-12-17 (max 820 MG/L 2008-09-03)

Monitoring well W-19 inactive
lat/long: 33 9638249/-118 0460327
depth to gw: 0 - 55 3
sample data: ALK 710 MG/L 2008-12-17 (max 820 MG/L 2008-09-03)

Monitoring well W-2 active
lat/long: 33 9638249/-118 0460327
depth to gw: 43 85 - 57 81

Monitoring well W-2 active
lat/long: 33 9638249/-118 0460327
depth to gw: 43.85 - 56 81

Monitoring well W-2 active
lat/long: 33.9638249/-118.0460327
depth to gw: 43.85 - 57.81



Monitoring well W-2 active
lat/long: 33 9638249/-118 0460327
depth to gw: 43 85 - 61.33

Monitoring well W-2 active
lat/long: 33 9638249/-118 0460327
depth to gw: 43 85 - 57.91

Monitoring well W-20 active
lat/long: 33 9638249/-118 0460327
depth to gw: 52 62 - 60.92

Monitoring well W-20 active
lat/long: 33 9638249/-118 0460327
depth to gw: 52 62 - 59 77
sample data MTBE 120 UG/L 2010-04-22 (max 300 UG/L 2009-05-28)
TBA 38 UG/L 2010-04-22 (m

Monitoring well W-20 active
lat/long: 33 9638249/-118 0460327
depth to gw: 52 62 - 60.92
saax 54 UG/L 2009-10-21)
mple data:MTBE 2 6 UG/L 2012-12-04 (max 300 UG/L
2009-05-28)
TBA 140 UG/L 2010-10-28

Monitoring well W-20 dry
lat/long: 33 9638249/-118 0460327
depth to gw: 0 - 62 89
sample data MTBE 1 1 UG/L 2014-05-29 (max 300 UG/L 2009-05-28)
TBA 140 UG/L 2010-10-28
TPHC23C40 400 UG/L 2014-11-18

Monitoring well W-20 active
lat/long: 33 9638249/-118 0460327
depth to gw: 52 62 - 60.92
sample data MTBE 1 1 UG/L 2014-05-29 (max 300 UG/L 2009-05-28)
TBA 140 UG/L 2010-10-28
TPHC23C40 89 UG/L 2013-12-10

Monitoring well W-21 active
lat/long: 33 9638249/-118 0460327
depth to gw: 50 83 - 62 4

Monitoring well W-21 active
lat/long: 33 9638249/-118.0460327
depth to gw: 50 83 - 61.31

Monitoring well W-21 active
lat/long: 33 9638249/-118.0460327
depth to gw: 50 83 - 62 4

Monitoring well W-21 dry
lat/long: 33.9638249/-118.0460327
depth to gw: 0 - 62 87
sample data DROC13C22 340 UG/L 2013-12-10
TPHC23C40 1400 UG/L 2013-12-10

Monitoring well W-21 active
lat/long: 33 9638249/-118.0460327
depth to gw: 50 83 - 62 4
sample data DROC13C22 340 UG/L 2013-12-10
TPHC23C40 1400 UG/L 2013-12-10

Monitoring well W-22 inactive
lat/long: 33 9638249/-118.0460327
depth to gw: 0 - 58 4

Monitoring well W-22 inactive
lat/long: 33 9638249/-118.0460327
depth to gw: 0 - 57 89
samp
Monitoring well W-22 inactive



lat/long: 33 9638249/-118 0460327
depth to gw: 0 - 58 4
sample data: ALK 590 MG/L 2009-10-22
# data:ALK 590 MG/L 2009-10-22

Monitoring well W-22 inactive
lat/long: 33 9638249/-118 0460327
depth to gw: 0 - 61 83
sample data: ALK 590 MG/L 2009-10-22

Monitoring well W-22 inactive
lat/long: 33 9638249/-118 0460327
depth to gw: 0 - 58 4
sample data: ALK 590 MG/L 2009-10-22

Monitoring well W-3 active
lat/long: 33.9638249/-118 0460327
depth to gw: 44 39 - 58 1

Monitoring well W-3 active
lat/long: 33.9638249/-118 0460327
depth to gw: 44.39 - 56.98
sam
Monitoring well W-3 active
lat/long: 33 9638249/-118.0460327
depth to gw: 44.39 - 58 1
sample data: ALK 1100 MG/L 2009-10-22 (max 1200 MG/L 2008-12 17)
ALKB 1100 MG/L 2009-10-22 (max 1200 MG/L 2008-12-17)
BOD5 78 MG/L 2009-10-22 (max 130 MG/L 2008-09-04)
le data: ALK 1100 MG/L 2009-10-22 (max 1200 MG/L 2008-12-17)
ALKB 1100 MG/L 2009-10-22 BZ 1 4 UG/L 2010-04-23 (max 3700 UG/L
2002-05-21)
BZME 530 UG/L 2009-10-22 (max 380(max 1200 MG/L 2008-12-17)
BOD5 78 MG/L 2009-10-22 (max 130 MG/L 2008-09-04)
BZ 5 7 UG/L 2012-12-05 (max 3700 UG/L 2002-05-21)
BZME 2 7 UG/L 2012-06-05 (max 38000 UG/L 2008-09-04)
CH4 1 2 MG/L 2006-10-04 (max 530 MG/L 2003-12-10)
CO2 UG/L 2008-09-04)
CH4 1 2 MG/L 2006-10-04 (max 2 7 MG/L 2003-12-10)
CO2 2230000 UG/L 2009-10-22 (max 297000 UG/L 2008-12-17)
COD 320 MG/L 2009-10-22 (max 1000 MG
Monitoring well: W-3 active
lat/long: 33 9638249/-118.0460327
depth to gw 44 39 - 61 52
sam/L 2008-12-17)
DO 5 8 MG/L 2008-09-04
DRO 17 MG/L 2002-05-21
30000 UG/L 2009-10-22 (max 297000 UG/L 2008-12-17)
COD 320 MG/L 2009-10-22 (max 1000 MG/ple data ALK 1100 MG/L
2009-10-22 (max 1200 MG/L 2008-12-17)
ALKB 1100 MG/L 2009-10-22 (max 1200 MG/L 2008-12 17)
BOD5 78 MG/L 2009-10-22 (max 130 MG/L 2008-09-04)
DROC10C36 7 3 MG/L 2009 10-22
EBZ 52 UG/L 2010-04-23 (max 2500 UG/L 2002-05-21)
L 2008-12-17)
DO 5 8 MG/L 2008-09-04
DRO 17 MG/L 2002-05-21
D
Monitoring well W-3 active
lat/long: 33 9638249/-118 0460327
depth to gw 44 39 - 58 1
samp
BZ 1 6 UG/L 2014-05-29 (max 3700 UG/L 2002-05-21)
BZME 2 7 UG/L 2012-06-05 (max 380ROC10C36 7 3 MG/L 2009-10 22
DROC13C22 300 UG/L 2012-12-05
DROHROC13C40 1 8 le data:ALK 1100 MG/L 2009-10-22 (max 1200 MG/L 2008-12-17)
ALKB 1100 MG/L 2009-10-22 78 MG/L 2005-10-12)
FE2 1 MG/L 2009-10-22 (max 16 MG/L 2003-12-10)
GROC6C(max 1200 MG/L 2008-12-17)
BOD5 78 MG/L 2009-10 22 (max 130 MG/L 2008-09-04)
0 UG/L 2008-08-04)
CH4 1 2 MG/L 2006-10-04 (max 2 7 MG/L 2003-12-10)
CO2 MG/L 2011-11-22
EBZ 53 UG/L 2012-06-05 (max 2500 UG/L 2002-05-21)



EFHC8C40 9 5 MG/L 2009-05-29 (max 79 MG/L 2008-12-17)
FE 16 MG/L 2009-10-22 (max 79 MG/L 2005- BZ 1 6 UG/L 2014-05-29
(max 3700 UG/L 2002-05-21)
BZME 2 7 UG/L 2012-06-05 (max 380012 10000 UG/L 2010-04-23 (max 34000
UG/L 2009-05-29)
IN 33 MG/L 2009-10-22
230000 UG/L 2009-10-22 (max 297000 UG/L 2008-12-17)
COD 320 MG/L 2009-10-22 (max 1000 MGKN 42 MG/L 2009-10-22 (max 210
MG/L 2008-12-17)
MTBE 6 8 UG/L 2010-04-23 (max 5700 UG/ UG/L 2008-09-04)
CH4 1 2 MG/L 2006-10-04 (max 2 7 MG/L 2003-12-10)
CO2 2/L 2008-12-17)
DIPE 2 3 UG/L 2014-05-29
DO 5 8 MG/L 2008-09-04
10-12)
FE2 1 MG/L 2009-10-22 (max 16 MG/L 2003-12-10)
GROC4C12 720 UG/L 20 DRO 17 MG/L 2002-05-21
DROC10C36 7 3 MG/L 2009-10-22
DROC13C22 59 UG/L 20112-06-05
GROC6C12 530 UG/L 2011-11-22 (max 34000 UG/L 2009-05-29)
HROC23C4030000 UG/L 2009-10-22 (max 297000 UG/L 2008-12-17)
COD 320 MG/L 2008-10-22 (max 1000 MG/L 2008-12-17)
N 110 MG/L 2008-12-17
NH3N 31 MG/L 2009-10-22 (max 110 MG/L 73 MG/L 2011-11-22 (max 530
MG/L 2011-11-22)
IN 33 MG/L 2009-10-22
KN 4 2008-12-17)
NO2N 46 MG/L 2008-12-17 (max 31 MG/L 2008-12-17)
NO3N 1 9 MG3-12-11 (max 300 UG/L 2012-12-05)
DROHROC13C40 1 8 MG/L 2011-11-22
EBZ 53L 2008-12-17)
DIPE 2 3 UG/L 2014-05-29
DO 5 8 MG/L 2008-09-04
DRO 17 MG/L 2002-05-21
DROC10C36 7 3 MG/L 2009-10-22
DROC13C22 59 UG/L 2012 UG/L 2012-06-05 (max 2500 UG/L 2002-05-21)
EFHC8C40 9 5 MG/L 2009-05-29 (max 79 MG/L 2/L 2009-10-22 (max 31 MG/L
2005-10-12)
PH 7 13 PH UNITS 2009-10-22
PHC 6202 MG/L 2009-10-22 (max 210 MG/L 2008-12-17)
MTBE 11 UG/L 2012-12-05 (max 5700 UG/L 2008-12-11 (max 300 UG/L
2012-12-05)
DROHROC13C40 1 8 MG/L 2011-11-22
EBZ 53 006-12-17)
FE 16 MG/L 2009-10-22 (max 79 MG/L 2005-10-12)
FE2 1 MG/L 2009-10-22 (max 16 MG/L 2003-12-10)
GROC4C12 720 UG/L 2012-06-05
GROC6C12 530 U2-17)
NO2N 46 MG/L 2008-12-17 (max 31 MG/L 2008-12-17)
NO3N 1 9 MG/L 2009UG/L 2012-06-05 (max 2500 UG/L 2002-05-21)
EFHC8C40 9 5 MG/L 2009-05-29 (max 79 MG/L 202010 04 23 (max 2200 UG/L
2009-05-29)
TDS 1000 MG/L 2009-10-27
TIC 215 MG/G/L 2011-11-22 (max 34000 UG/L 2009-05-29)
HROC23C40 73 MG/L 2011-11-22 (max 530 MG/L 0-22 (max 16 MG/L 2003-12-10)
GROC4C12 720 UG/L 2012-06-05
GROC6C12 530 UG2011-11-22)
IN 33 MG/L 2009-10-22
KN 42 MG/L 2009-10-22 (max 210 MG/L 2008-05-30
TOC 34 MG/L 2009-10 22 (max 240 MG/L 2008-12-17)
TOTN 44 MG/L 2009-10-22 (max 210 MG/L 2008-12-17)
TPHC10C26 5 4 MG/L 2009-05-29
TPHC8C4-12 17)
MTBE 2 3 UG/L 2014-11-19 (max 5700 UG/L 2008-12-17)
N 110 MG/L 200/L 2011-11 22 (max 34000 UG/L 2009-05-29)
HROC23C40 73 MG/L 2011-11-22 (max 530 MG/L 2-05 (max 2200 UG/L 2009-05-29)
TDS 1600 MG/L 2009-10-22
TIC 215 MG/L 2008-011-11-22)
IN 33 MG/L 2009-10-22
KN 42 MG/L 2009-10 22 (max 210 MG/L 2008-8-12-17
NH3N 31 MG/L 2009-10 22 (max 110 MG/L 2008-12-17)
NO2N 46 MG/L 20/L 2002-05-21)
XYLENES1314 5 4 UG/L 2010-04-23 (max 5600 UG/L 2002-11-13)

08-12-17 (max 31 MG/L 2008-12-17)
NO3N 1 8 MG/L 2009-10-22 (max 31 MG/L 2005-10-12)
12-17)
MTBE 11 UG/L 2014-05-29 (max 5700 UG/L 2008-12-17)
N 110 MG/L 2008- PH 7 13 PH UNITS 2009-10-22
PHC 6200 UG/L 2003-12-10 (max 49000 UG/L 2002-11-0-22 (max 210 MG/L
2008-12-17)
TPHC10C28 5 4 MG/L 2009-05-29
TPHC13C40 42012-17
NH3N 31 MG/L 2009-10-22 (max 110 MG/L 2008-12-17)
NO2N 46 MG/L 2008XYLO 1 1 UG/L 2010-04-23 (max 2600 UG/L 2007-12-05)
UG/L 2012-12-05
TPHC19C20 100 UG/L 2012-12-05
TPHC21C22 110 UG/L 2012-12-05
-12-17 (max 31 MG/L 2008-12-17)
NO3N 1 8 MG/L 2009-10-22 (max 31 MG/L 2005-10-12)
13)
PORTHO 10 MG/L 2009-10-22 (max 6200 MG/L 2008-09-04)
SO4 270 MG/L 2009 PH 7 13 PH UNITS 2009-10-22
PHC 6200 UG/L 2003-12-10 (max 49000 UG/L 2002-11-13-10-22 (max 850
MG/L 2005-10-12)
TBA 11 UG/L 2014-11-19 (max 2200 UG/L 2009-05-29)
TDS 1600 MG/L 2009-10-22
TIC 215 MG/L 2006-05-30
TOC 34 MG/L 2009)
PORTHO 10 MG/L 2009-10-22 (max 6200 MG/L 2008-09-04)
SO4 270 MG/L 2008-1012-12-05)
TPHC4C12 120 UG/L 2012-12-05
TPHC8C40 5 2 MG/L 2006-10-04 (max 2-10-22 (max 240 MG/L 2008-12-17)
TOTN 44 MG/L 2009-10-22 (max 210 MG/L 2008-12-17)
0-22 (max 850 MG/L 2005-10-12)
TBA 120 UG/L 2014-05-29 (max 2200 UG/L 2009-05-29)
4 MG/L 2006-04-21)
XYLENES 78 UG/L 2012-06-05 (max 6400 UG/L 2002-05-21)
X TPHC10C28 5 4 MG/L 2009-05-29
TPHC13C40 420 UG/L 2012-12-05
TPHC19YLENES1314 5 8 UG/L 2012-12-05 (max 5600 UG/L 2002-11-13)
XYLO 6 8 UG/L 2012-12-05 (max 2600 UG/L 2007-12-05)
10-22 (max 240 MG/L 2008-12-17)
TOTN 44 MG/L 2009-10-22 (max 210 MG/L 2008-12-17)
C20 100 UG/L 2012-12-05
TPHC21C22 110 UG/L 2012-12-05
TPHC23C40 160 UG/L 201 TPHC10C28 5 4 MG/L 2009-05-29
TPHC13C40 420 UG/L 2012-12-05
TPHC19C3-12-11
TPHC33C34 91 UG/L 2012-12-05 (max 160 UG/L 2012-12-05)
TPHC4C12 120 UG/L 2012-12-05
TPHC8C40 5 2 MG/L 2006-10-04 (max 24 MG/L 2006-04-21)
XYL20 100 UG/L 2012-12-05
TPHC21C22 110 UG/L 2012-12-05
TPHC23C40 160 UG/L 2013-12-11
TPHC33C34 91 UG/L 2012-12-05 (max 160 UG/L 2012-12-05)
TPHC4C12 120ENES 78 UG/L 2012-06-05 (max 6400 UG/L 2002-05-21)
XYLENES1314 5 8 UG/L 2012-12-05 (max 5600 UG/L 2002-11-13)
XYLO 3 1 UG/L 2013-12-11 (max 2600 UG/L 2007-12-05)
NES 78 UG/L 2012-06-05 (max 6400 UG/L 2002-05-21)
XYLENES1314 5 8 UG/L 2012-12-05 (max 5600 UG/L 2002-11-13)
XYLO 3 1 UG/L 2013-12-11 (max 2600 UG/L 2007-12-05)

Monitoring well: W-4 active
lat/long: 33 9641505/-118 0459797
depth to gw: 43 35 - 57 1
free product: 2 000046E-02 (2012-12-04)

Monitoring well: W-4 active
lat/long: 33.9641505/-118.0459797
depth to gw: 43.35 - 55 97
sample data ALK 450 MG/L 2009-10-22 (max 860 MG/L 2008-09-03)
ALKB 450 MG/L 2009-10-22 (max 860 MG/L 2008-09-03)
BOD5 130 UG/L 2010-04-23 (max 4600 UG/L 2008-09-03)
BZ 38 UG/L 2010-04-23 (max 470 UG/L 2007-06-07)
BZME CH4 38 MG/L 2006-10-04 (max 38 MG/L 2003-12-09)



CO2 140000 UG/L 2009-10-22
COD 120 MG/L 2009-10-22 (max 180 MG/L 2008-09-03)
DO 2 1 MG/L 2008-12-17
DRO 3 5 MG/L 2001-11-14
DROC10C36 1 4 MG/L 2009-10-22

Monitoring well: W-4 active
lat/long: 33 9641505/-118 0459797
depth to gw: 43.35 - 57.1
free product:
sample data: ALK 450 MG/L 2009-10-22 (max 860 MG/L 2008-09-03)
ALKB 450 MG/L 2009-10-22 (max 860 MG/L 2008-09-03)
BOD5 15 MG/L 2009-10-22 04-23
EBZ 11 UG/L 2010-04-23 (max 560 UG/L 2007-06-07)
EFHC8C40 13 MG/L 20(max 24 MG/L 2008-09-03)
BZ 2700 UG/L 2011-11-23 (max 5100 UG/L 2011-05-12)
09-05-29
FE 16 MG/L 2009-10-22
FE2 4 MG/L 2009-10-22 (max 4 4 MG/L 2004-07 BZME 1500 UG/L
2011-11-23
CH4 38 MG/L 2006-10-04 (max 1500 MG/L 2003-12-09)
-28)
GROC6C12 3800 UG/L 2010-04-23 (max 61000 UG/L 2009-05-29)
HROC23C40 1
Monitoring well: W-4 active
lat/long: 33 9641505/-118 0459797
depth to gw: 43.35 - 60 15
sam CO2 140000 UG/L 2009-10-22
COD 120 MG/L 2009-10-22 (max 180 MG/L 2008-09-03)
3 MG/L 2010-04-23
KN 3 4 MG/L 2009-10-22 (max 5 3 MG/L 2008-12-17)
MTBE 5ple data:ALK 450 MG/L 2009-10-22 (max 860 MG/L 2008-09-03)
ALKB 450 MG/L 2009-10-22 (m DO 2 1 MG/L 2008-12-17
DRO 3 5 MG/L 2001-11-14
DROC10C36 1 4 MG/L 205 UG/L 2010-04-23 (max 13000 UG/L 2008-09-03)
NO3N 27 MG/L 2009-10-22 (max 55 MG/L 200
Monitoring well: W-4 active
lat/long 33 9641505/-118 0459797
depth to gw: 43.35 - 57 1
freeax 860 MG/L 2008-09-03)
BOD5 15 MG/L 2009-10-22 (max 24 MG/L 2008-09-03)
B product: 2 000046E-02 (2012-12-04)
sample data ALK 450 MG/L 2009-10-22 (max 860 MG/L 2008-09-03)
09-10-22
DROC13C22 1 3 MG/L 2011-11-23 (max 1 4 MG/L 2010-04-23)
DROHROC13C8-09-03)
PH 7 06 PH UNITS 2009-10-22 (max 7 25 PH UNITS 2008-09-03)
PHC 552 66 UG/L 2015-05-29 (max 5100 UG/L 2011-05-12)
BZME 54 UG/L 2014-11-19 (max 1500 UG/L 2011-11-23)
CH4 38 MG/L 2006-10-04 (max 54 MG/L 2003-12-09)
CO2 140000 U00 UG/L 2003-12-09 (max 7300 UG/L 2001-11-14)
SO4 350 MG/L 2009-10-22 (max 660 MG/L 20040 2.4 MG/L 2011-11-23
EBZ 190 UG/L 2011-11-23 (max 560 UG/L 2007-06-07)
E(max 24 MG/L 2008-09-03)
BZ 820 UG/L 2014-05-30 (max 5100 UG/L 2011-05-12)
6-04-21)
TBA 3900 UG/L 2010-04-23 (max 17000 UG/L 2009-05-29)
TDS 1100 MG/FHC8C40 13 MG/L 2009-05-29
FE 16 MG/L 2009-10-22
FE2 4 MG/L 2009-10-22 (maG/L 2009-10-22
COD 120 MG/L 2009-10-22 (max 180 MG/L 2008-09-03)
DO 2 1 MGBZME 200 UG/L 2014-05-30 (max 1500 UG/L 2011-11-23)
CH4 38 MG/L 2006-10-04 (max 200 M/L 2008-12-17
DRO 3 5 MG/L 2001-11-14
DROC10C36 1 4 MG/L 2009-10-22
L 2009-10-22 TIC 134 MG/L 2008-05-30
TOC 14 MG/L 2009-10-22
TOx 4 4 MG/L 2004-07-28)
GROC6C12 12000 UG/L 2011-11-23 (max 61000 UG/L 2009-05-29)
DROC13C22 2000 UG/L 2015-05-29 (max 2100 UG/L 2013-12-11)
DROHROC13C40 2 4 MG/L 201GA/L 2003-12-09)
CO2 140000 UG/L 2009-10-22



COD 120 MG/L 2009-10-22 (max 18TN 3 6 MG/L 2009-10-22 (max 5 3 MG/L
2008-12-17)
TPHC10C28 9 2 MG/L 2009-05-29 (max 3 6 MG/L 2009-05-29)
TPHC8C40 54 MG/L 2006-10-04 (max 3 6 MG/L 2003-08-15)
X(max 5 3 MG/L 2008-12-17)
MTBE 2800 UG/L 2011-11-23 (max 13000 UG/L 2008-09-03)
0 MG/L 2008-09-03)
DO 2 1 MG/L 2008-12-17
DRO 3 5 MG/L 2001-11-14
1-11-23
EBZ 7 2 UG/L 2014-11-19 (max 560 UG/L 2007-06-07)
EFHC8C40 13 MG/L 2009-05-29
FE 16 MG/L 2009-10-22
FE2 4 MG/L 2009-10-22 (max 4.4 MG/L 200HYLENES 64 UG/L 2010-04-23
(max 5300 UG/L 2009-05-29)
XYLENES1314 45 UG/L 2010-04-23 (ma-07-28)
GROC6C12 12000 UG/L 2011-11-23 (max 61000 UG/L 2009-05-29)
HROC23C41)
DROHROC13C40 2 4 MG/L 2011-11-23
EBZ 49 UG/L 2014-05-30 (max 560 UG/L 2max 7 25 PH UNITS 2008-09-03)
PHC 5500 UG/L 2003-12-09 (max 7300 UG/L 2001-11-14)
x 3600 UG/L 2009-05-29)
XYLO 18 UG/L 2010-04-23 (max 1700 UG/L 2009-05-29)
SO4 350 MG/L 2009-10-22 (max 660 MG/L 2008-04-21)
TBA 1200 UG/L 2011-11-23 (max0 1 1 MG/L 2011-11-23 (max 1 3 MG/L
2010-04-23)
KN 3 4 MG/L 2009-10-22 (max 5 3 MG/L 2 17000 UG/L 2009-05-29)
TDS 1100 MG/L 2009-10-22
TIC 134 MG/L 2008-05-30
008-12-17)
MTBE 470 UG/L 2015-05-29 (max 13000 UG/L 2008-09-03)
NO3N 27 MEG 4 MG/L 2009-10-22 (max 4 4 MG/L 2004-07-28)
GROC6C12 12000 UG/L 2011-11-23 (max 6100 TOC 14 MG/L 2009-10 22
TOTN 3 6 MG/L 2009-10-22 (max 5 3 MG/L 2008-12-17)
0 UG/L 2009-05-29)
HROC23C40 1 1 MG/L 2011-11-23 (max 1 3 MG/L 2010-04-23)
G/L 2009-10 22 (max 470 MG/L 2008-09-03)
PH 7 06 PH UNITS 2009-10-22 (max 7 25 PH UNITS KN 3 4 MG/L
2009-10-22 (max 5 3 MG/L 2008-12-17)
MTBE 560 UG/L 2014-05-30 (max 13000 U 2008-09-03)
PHC 5500 UG/L 2003-12-09 (max 7300 UG/L 2001-11-14)
TBA 350 MS-10-04 (max 3 6 MG/L 2003-06-15)
XYLENES 1400 UG/L 2011-11-23 (max 5300 UG/L 2009-05-2G/L 2009-10-Z2 (max
660 MG/L 2006-04-21)
TBA 220 UG/L 2015-05-29 (max 17000 UG/L 2009-05-29)
TDS 1100 MG/L 2009-10-22
TIC 134 MG/L 2008-05-30
TOC 146 PH UNITS 2009-10-22 (max 7.25 PH UNITS 2008-09-03)
PHC 5500 UG/L 2003-12-09 (max 7300 9)
XYLENES1314 810 UG/L 2011-11-23 (max 3600 UG/L 2009-05-29)
XYLO 560 UG/ MG/L 2009-10-22
TOTN 3 6 MG/L 2009-10-22 (max 5 3 MG/L 2008-12-17)
TPHC10CL 2011-11-23 (max 1700 UG/L 2008-05-29)
UG/L 2001-11-14)
SO4 350 MG/L 2009-10-22 (max 660 MG/L 2006-04-21)
TBA 450 UG/L 2014-05-30 (max 17000 UG/L 2009-05-29)
TDS 1100 MG/L 2009-10-22
TIC 28 9 2 MG/L 2009-05-29 (max 3 6 MG/L 2009-05-29)
TPHC23C40 550 UG/L 2014-11-19 (max 110 134 MG/L 2008-05-30
TOC 14 MG/L 2009-10-22
TOTN 3 6 MG/L 2009-10-22 (max 50 UG/L 2013-05-31)
TPHC4C12 5200 UG/L 2015-05-29 (max 45000 UG/L 2013-05-31)
TPHC8C40 54 MG/L 2006-10-04 (max 5200 MG/L 2003-08-15)
XYLENES 1400 UG/L 2011-11-23 3 MG/L 2008-12-17)
TPHC10C28 9 2 MG/L 2009-05-29 (max 3 6 MG/L 2009-05-29)
(max 5300 UG/L 2009-05-29)
XYLENES1314 78 UG/L 2015-05-29 (max 4800 UG/L 2013-05-31)
XYLO 86 UG/L 2015-05-29 (max 2500 UG/L 2013-05-31)
)
TPHC8C40 54 MG/L 2006-10-04 (max 4600 MG/L 2003-08-15)
XYLENES 1400 UG/L 2011-11-23 (max 5300 UG/L 2009-05-29)
XYLENES1314 100 UG/L 2014-05-30 (max 4800 UG/L 2013-05-31)
XYLO 70 UG/L 2014-05-30 (max 2500 UG/L 2013-05-31)



Monitoring well: W-5 active
lat/long: 33.9643295/-118 0458784
depth to gw: 44 35 - 58 1

Monitoring well: W-5 active
lat/long: 33 9643295/-118 0458784
depth to gw: 44.35 - 57
sample data: ALK 700 MG/L 2009-10-22 (max 1400 MG/L 2008-09-03)
ALKB 700 MG/L 2009-10-22 (max 1400 MG/L 2008-09-03)
BOD5 5 6 MG/L 2008-12-17 (max 44 MG/L 2008-09-03)
BZ 150 UG/L 2010-04-23 (max 3600 UG/L 2005-04-13)
BZME 31 UG/L 2010-04-23 (max 4200 UG/L 2005-04-13)
CH4 071 MG/L 2006-10-04 (max 31 MG/L 2005-01-20)
CO2 190000 UG/L 2009-10-22 (max 223000 UG/L 2008-12-17)
COD 54 MG/L 2009-10-22
DRE 5 4 UG/L 2009-10-22
DO 1 2 MG/L 2009-10-22 (max 4 1 MG/L 2008-09-03)
DRO 4 5 MG/L 2002-05-21
DROC10C36 1 1 MG/L 2009-10-22
EBZ 12 UG/L 2010-04-23 (ma

Monitoring well W-5 active
lat/long 33.9643295/-118 0458784
depth to gw: 44.35 - 58.1
sample data: ALK 700 MG/L 2009-10-22 (max 1400 MG/L 2008-09-03)
ALKB 700 MG/L 2009-10-22 (mx 3300 UG/L 2005-04-13)
EFHC8C40 88 MG/L 2008-12-17 (max 30 MG/L 2008-02-27)
FE 2 MG/L 2009-10-22 (max 3 6 MG/L 2008-12-17)
FE2 7 MG/L 2009-10-22 (max 2 MG/L ax 1400 MG/L 2008-09-03)
BOD5 5 6 MG/L 2008-12-17 (max 44 MG/L 2008-09-03)
BZ 5.3 UG/L 2012-06-05 (max 3600 UG/L 2005-04-13)
BZME 2.3 UG/L 2010-10-29 (max 4200 U2004 03-09)
GROC6C12 1100 UG/L 2010-04-23 (max 7500000 UG/L 2005-04-13)
KN 1 7 MG/L 2009-10-22 (max 2 MG/L 2008-09-03)
MTBE 58 UG/L 2010-04-23 (max 1800 UG/L 200GL 2005-04-13)
CH4 071 MG/L 2006-10-04 (max 2 3 MG/L 2005-01-20)
CO2 190000 UG/L 2009-10-22 (max 223000 UG/L 2008-12-17)
COD 54 MG/L 2009-10-22
DI5-01-20)
NO3N 41 MG/L 2008-09-03 (max 58 MG/L 2008-09-03)
PH 6 99 PH UNIT
Monitoring well: W-5 active
lat/long: 33 9643295/-118 0458784
depth to gw: 44 35 - 61 41
samPE 5 4 UG/L 2009-10-22
DO 1 2 MG/L 2009-10-22 (max 4 1 MG/L 2008-09-03)
DRS 2009-10-22 (max 7 2 PH UNITS 2008-09-03)
PHC 5000 UG/L 2003-12-10 (max 16000 UG/L 200ple data:ALK 700 MG/L
2009-10-22 (max 1400 MG/L 2008-09-03)
ALKB 700 MG/L 2009-10-22 (2-05-21)
SO4 540 MG/L 2009-10-22 (max 790 MG/L 2005-10-12)
TBA 34 UG/L 201O 4 5 MG/L 2002-05-21
DROC10C36 1 1 MG/L 2009-10-22
EBZ 8 UG/L 2012-06-05
Monitoring well W-5 active
lat/long 33 9643295/-118 0458784
depth to gw: 44.35 - 58 I
sampmax 1400 MG/L 2008-09-03)
BOD5 5 6 MG/L 2008-12-17 (max 44 MG/L 2008-09-03)
BZ 1 8 UG/L 2014-11-18 (max 3600 UG/L 2005-04-13)
BZME 2 3 UG/L 2010-10-29 (max 4200 (max 3300 UG/L 2005-04-13)
EFHC8C40 88 MG/L 2008-12 17 (max 30 MG/L 2008-02-27)
0-04-23 (max 380 UG/L 2005-01-20)
TDS 1700 MG/L 2009-10-22 (max 2100 MG/L 2008-12-17)
le data: ALK 700 MG/L 2009-10 22 (max 1400 MG/L 2008-09-03)
ALKB 700 MG/L 2009-10-22 (m FE 2 MG/L 2009-10-22 (max 3 6 MG/L
2008 12-17)
FE2 7 MG/L 2009-10-22 (max 2 MG/UG/L 2005-04 13)
CH4 071 MG/L 2006-10-04 (max 2 3 MG/L 2005-01-20)
CO2 1ax 1400 MG/L 2008-09-03)
BOD5 5 6 MG/L 2008-12-17 (max 44 MG/L 2008-09-03)
BZ 1 6 UG/L 2013-12-11 (max 3600 UG/L 2005-04-13)
BZME 2 3 UG/L 2010-10-29 (max 4200 U TOTN 1 7 MG/L 2009-10 22

TPHC6C40 1 4 MG/L 2006-01-11 (max 530 MG/L 2005-0490000 UG/L 2009-10-22 (max 223000 UG/L 2008-12-17)
COD 54 MG/L 2009-10-22
DL 2004-03-09)
GROC4C12 250 UG/L 2012-06-05
GROC6C12 600 UG/L 2011-11-23 (m 13)
XYLENES 38 UG/L 2010-04-23 (max 7900 UG/L 2005-04-13)
XYLENES1314 30 G/L 2005-04-13)
CH4 071 MG/L 2008-10-04 (max 2 3 MG/L 2005-01-20)
CO2 19KPE 5.4 UG/L 2009-10 22
DO 1 2 MG/L 2009-10-22 (max 4 1 MG/L 2008-09-03)
Dax 7500000 UG/L 2005-04-13)
KN 1 7 MG/L 2009-10-22 (max 2 MG/L 2008-09-03)
MTBE 6 2 UG/L 2010-10-29 (max 1900 UG/L 2005-01-20)
NO3N 41 MG/L 2008-09 03 (max 6 2 0000 UG/L 2009-10-22 (max 223000 UG/L 2008-12-17)
COD 54 MG/L 2009-10-22
DIRO 4 5 MG/L 2002-05-21
DROC10C36 1 1 MG/L 2009-10-22
DROC13C22 130 UG/L 2014UG/L 2010-04-23 (max 5800 UG/L 2005-04-13)
XYLO 8 2 UG/L 2010-04-23 (max 2100 UG/L 2005-11-18
EBZ 1 8 UG/L 2013-12-11 (max 3300 UG/L 2005-04-13)
EFHC8C40 88 MG/MG/L 2008-09-03)
PH 6.99 PH UNITS 2009-10-22 (max 7.2 PH UNITS 2008-09-03)
PE 5 4 UG/L 2009-10-22
DO 1 2 MG/L 2009-10-22 (max 4 1 MG/L 2008-09-03)
DR PHC 5000 UG/L 2003-12-10 (max 16000 UG/L 2002-05-21)
SO4 540 MG/L 2009-10-22 (max 790 L 2008-12-17 (max 90 MG/L 2008-02-27)
FE 2 MG/L 2009-10-22 (max 3 6 MG/L 2008-12-17)
O 4 5 MG/L 2002-05-21
DROC10C36 1 1 MG/L 2009-10-22
EBZ 1 8 UG/L 2013-12-11 FE2 7 MG/L 2009-10-22 (max 2 MG/L 2004-03-09)
GROC4C12 250 UG/L 2012-06-05
MG/L 2005-10-12)
TBA 34 UG/L 2010 04-23 (max 380 UG/L 2005-01-20)
TDS 170 GROC6C12 600 UG/L 2011-11-23 (max 7500000 UG/L 2005-04-13)
KN 1 7 MG/L 2000 MG/L 2009-10-22 (max 2100 MG/L 2008-12-17)
TIC 302 MG/L 2008-05 30
TOC 1 1 MG/L 2009-10-22 (max 7 3 MG/L 2008-09-03)
TOTN 1.7 MG/L 2009-10-22
TPHC89-10-22 (max 2 MG/L 2008-09-03)
MTBE 8 5 UG/L 2014-11-18 (max 1900 UG/L 2005-01-20)
G/L 2004-03-09)
GROC4C12 250 UG/L 2012-06-05
GROC6C12 600 UG/L 2011-11-23 NO3N 41 MG/L 2008-09-03 (max 8 5 MG/L 2008-09-03)
PH 6 99 PH UNITS 2009-10-2(max 7500000 UG/L 2005-04-13)
KN 1 7 MG/L 2009-10 22 (max 2 MG/L 2008-09-03)
C40 1 4 MG/L 2006-01-11 (max 530 MG/L 2005-04-13)
XYLENES 1 7 UG/L 2012-06-05 (max 7900 MTBE 24 UG/L 2014-05-29 (max 1900 UG/L 2005-01-20)
NO3N 41 MG/L 2008-09-03 (max 24 2 (max 7 2 PH UNITS 2008-09-03)
PHC 5000 UG/L 2003-12-10 (max 16000 UG/L 2002-05-21)
SO4 540 MG/L 2009-10-22 (max 790 MG/L 2005-10-12)
TBA 34 UG/L 2010-04-23 (MG/L 2008-09-03)
PH 6 99 PH UNITS 2009-10-22 (max 7.2 PH UNITS 2008-09-03)
PHC 5000 UG/L 2003-12-10 (max 16000 UG/L 2002-05-21)
SO4 540 MG/L 2009-10-22 (max 790 max 380 UG/L 2005-01-20)
TDS 1700 MG/L 2009-10-22 (max 2100 MG/L 2008-12-17)
TIC 302 MG/L 2008-05-30
TOC 1 1 MG/L 2009-10-22 (max 7 3 MG/L 2008-09-03)
MG/L 2005-10-12)
TBA 34 UG/L 2010 04-23 (max 380 UG/L 2005-01-20)
TDS 170 TOTN 1.7 MG/L 2009-10-22
TPHC23C40 260 UG/L 2014-11-18
TPHC4C12 420 UG/L 0 MG/L 2009-10-22 (max 2100 MG/L 2008-12-17)
TIC 302 MG/L 2008-05-30
TOC 1 1 MG/L 2009-10-22 (max 7 3 MG/L 2008-09-03)
TOTN 1.7 MG/L 2009-10-22
TPHC42014-11-18
TPHC8C40 1 4 MG/L 2006-01-11 (max 530 MG/L 2005-04-13)



XYLENES 1 7 UG/L 2012-06-05 (max 7900 UG/L 2005-04-13)
XYLENES1314 1 7 UG/L 2013-12-11 (max 5800C12 280 UG/L 2013-12-11
TPHC8C40 1 4 MG/L 2006-01-11 (max 530 MG/L 2005-04-13)
UG/L 2005-04-13)
XYLO 1 4 UG/L 2010-10-29 (max 2100 UG/L 2005-04-13)
11 (max 5800 UG/L 2005-04-13)
XYLO 1 4 UG/L 2010-10-29 (max 2100 UG/L 2005-04-13)

Monitoring well: W-6 active
lat/long: 33 9644022/-118 0461002
depth to gw: 43 57 - 57 37

Monitoring well W-6 active
lat/long: 33 9644022/-118.0461002
depth to gw 43 57 - 55 7
sample data: BZ 2 3 UG/L 2002-11-13 (max 140 UG/L 2001-11-14)
BZME 3 UG/L 2002-11-13 (max 100 UG/L 2001-11-14)
EBZ 5 UG/L 2002-06-14 (max 72 UG/L 2001-11-14)
FE2 1 MG/L 2006-04-21 (max 21 MG/L 2006-04-21)
GROC6C12 140 UG/L 2006-10-04
MTBE 10 UG/L 2009-05-29 (max 1200 UG/L 2004-11-12)
NO3N 5 6 MG/L 2006-10-04 (max 10 MG/L 2005-10-12)
PHC 84 UG/L 2003-02-13 (max 820 UG/L 2001-11-14)
SO4 690 MG/L 2006-10-04 (max 1300 MG/L 2005-10-12)
TBA 840 UG/L 2008-09-03
XYLENES 1 9 UG/L 2002-11-13 (max 150 UG/L 2001-11-14)
XYLENES1314 1 2 UG/L 2002-11-13 (max 110 UG/L

Monitoring well: W-6 active
lat/long: 33 9644022/-118.0461002
depth to gw: 43 57 - 57 37
sam 2001-11-14)
XYLO 22 UG/L 2002-02-15 (max 46 UG/L 2001-11-14)
ple data: BZ 2 UG/L 2011-11-23 (max 140 UG/L 2001-11-14)
BZME 3 UG/L 2002-11-13 (max 100 UG/L 2001-11-14)
DROC13C22 73 MG/L 2012-06-05 (max 3 MG/L 2012-06-05)
EBZ 5 UG/L 2002-06-14 (max 72 UG/L 2001-11-14)
FE2 1 MG/L 2006-04-21 (max 21 MG/L 2006-04-21)
GROC6C12 130 UG/L 2011-11-23 (max 140 UG/L 2006-10-04)
MTBE 28 UG/L 2012-12-05 (max 1200 UG/L 2004-11-12)
NO3N 5 6 MG/L 2006-10-04 (max 10 MG/L 2005-10-12)
PHC 84 UG/L 2003-02-13 (max 820 UG/L 2001-11-14)
SO4 690 MG/L 2006-10-
Monitoring well W-6 active
lat/long: 33.9644022/-118 0461002
depth to gw 43.57 - 60 73
sam04 (max 1300 MG/L 2005-10-12)
TBA 840 UG/L 2008-09-03
TPHC23C40 1 2 MG/L 2

Monitoring well: W-6 active
lat/long: 33 9644022/-118 0461002
depth to gw: 43.57 - 57.37
sample data: BZ 2 UG/L 2011-11-23 (max 140 UG/L 2001-11-14)
BZME 3 UG/L 2002-11-13 (max 100 UG/L 2001-11-14)
DROC13C22 73 MG/L 2012-06-05 (max 3 MG/L 2012-06-05)
Eple data: BZ 2 UG/L 2011-11-23 (max 140 UG/L 2001-11-14)
BZME 3 UG/L 2002-11-13 (max 10 1 2 UG/L 2002-11-13 (max 110 UG/L 2001-11-14)
XYLO 22 UG/L 2002-02-15 (max 46 UG/L 200 UG/L 2001-11-14)
DROC13C22 73 MG/L 2012-06-05 (max 3 MG/L 2012-06-05)
EBZ 5 UG/L 2002-08-14 (max 72 UG/L 2001-11-14)
FE2 1 MG/L 2006-04-21 (max 21 MG/L 2000I-11-14)
8-04-21)
GROC6C12 130 UG/L 2011-11-23 (max 140 UG/L 2006-10-04)
MTBE 2 4 UBZ 5 UG/L 2002-06-14 (max 72 UG/L 2001-11-14)
FE2 1 MG/L 2006-04-21 (max 21 MG/L 2006-04-21)
GROC6C12 130 UG/L 2011-11-23 (max 140 UG/L 2006-10-04)
MTBE 2 4 UG/L 2013-05-30 (max 1200 UG/L 2004-11-12)
NO3N 5 6 MG/L 2006-10-04 (max 10 MG/L 2005-10-12)
PHC 84 UG/L 2003-02-13 (max 820 UG/L 2001-11-14)
SO4 590 MG/L 2006-10G/L 2013-05-30 (max 1200 UG/L 2004-11-12)
NO3N 5 6 MG/L 2006-10-04 (max 10 MG/L 2005-10-04 (max 1300 MG/L 2005-10-12)
TBA 840 UG/L 2008-09-03



TPHC23C40 78 UG/L 2-04 (max 1300 MG/L 2005-10-12)
TBA 840 UG/L 2008-09-03
TPHC23C40 79 UG/L 2013-12-11
XYLENES 1 9 UG/L 2002-11-13 (max 150 UG/L 2001-11-14)
XYLENES1314 1 2 UG/L 2002-11-13 (max 110 UG/L 2001-11-14)
XYLO 22 UG/L 2002-02-15 (max 46 UG/L 20013-12-11
XYLENES 1 9 UG/L 2002-11-13 (max 150 UG/L 2001-11-14)
XYLENES1314 1 2 UG/L 2002-11-13 (max 110 UG/L 2001-11-14)
XYLO 22 UG/L 2002-02-15 (max 46 UG/L 2001-11-14)
01-11-14)

Monitoring well: W-7 active
lat/long: 33 9642246/-118 0456931
depth to gw: 45 - 58 64

Monitoring well: W-7 active
lat/long: 33 9642246/-118 0456931
depth to gw: 45 - 57 52
sample data BZ 77 UG/L 2009-05-29 (max 21 UG/L 2002-02-14)
BZME 12 UG/L 2002-05-21 (max 46 UG/L 2002-02-14)
CH4 085 MG/L 2006-10-04 (max 12 MG/L 2005-01-20)
EBZ 6 UG/L 2002-05-21 (max 43 UG/L 2002-02-14)
FE 11 MG/L 2005-04-13 (max 6 MG/L 2005-04-13)
FE2 2 MG/L 2006-10-04 (max 6 MG/L 2006-01-11)
GROC6C12 68 UG/L 2009-05-29 (max 250 UG/L 2006-04-21)
MTBE 89 UG/L 2010-04-23 (max 1000 UG/L 2002-08-14)
NO3N 93 MG/L 2006-10-04 (max 13 MG/L 2005-10-12)
PHC 160 UG/L 2002-11-13 (max 470 UG/L 2002-02-14)
SO4 1100 MG/L 2006-10-04 (max 1300 MG/L 2005-01-20)
TAME 5 2 UG/L 2003-05-13
TBA 63 UG/L 2008-09-03 (max 290 UG/L 2002-05-21)
TPHC8C40 71 MG/L 2003-08-15 (max 83 MG/L 2003-08-15)
XYLENES 25 UG/L 2002-05-21 (max 110

Monitoring well: W-7 active
lat/long: 33 9642246/-118.0456931
depth to gw: 45 - 58 64
sample data BZ 1 9 UG/L 2011-11-23 (max 21 UG/L 2002-02-14)
BZME 12 UG/L 2002-05-21 (max 46 UG/L 2002-02-14)
XYLENES1314 19 UG/L 2002-05-21 (max 86 UG/L 2002-02-14)
XUG/L 2002-02-14)
CH4 085 MG/L 2006-10-04 (max 12 MG/L 2005-01-20)
DROC13CYLO 25 UG/L 2002 02-14
22 74 UG/L 2012-12-05
DROHROC13C40 3 MG/L 2011-11-23
EBZ 3 4 UG/L 2011-11-23 (max 43 UG/L 2002-02-14)
ETBE 2 3 UG/L 2012-12-05
FE 11 MG/L 2005-04-13 (max 2 3 MG/L 2005-04-13)
FE2 2 MG/L 2006-10-04 (max 2 3 MG/L 2006-01-11)
GROC6C12 220 UG/L 2011-11-23 (max 250 UG/L 2006-04-21)
HROC23C40 1 3 MG/L 2011-11-23

Monitoring well: W-7 active
lat/long: 33 9642246/-118 0456931
depth to gw: 45 - 62 05
sample data: BZ 1 9 UG/L 2011-11-23 (max 21 UG/L 2002-02-14)
BZME 12 UG/L 2002-05-21 (max 46
Monitoring well W-7 active
lat/long: 33.9642246/-118.0456931
depth to gw: 45 - 58 64
sample data: BZ 1 9 UG/L 2011-11-23 (max 21 UG/L 2002-02-14)
BZME 12 UG/L 2002-05-21 (max 46 UG/L 2002-02-14)
CH4 085 MG/L 2006-10-04 (max 12 MG/L 2005-01-20)
DROC13C SO4 1100 MG/L 2006-10-04 (max 1300 MG/L 2005-01-20)
TAME 5 2 UG/L 2003-05-13
22 760 UG/L 2014-11-18 (max 1800 UG/L 2013-12-11)
DROHROC13C40 3 MG/L 2011-11-23
UG/L 2002-02-14)
CH4 085 MG/L 2006-10-04 (max 12 MG/L 2005 01-20)
DROC13C EBZ 3 4 UG/L 2011-11-23 (max 43 UG/L 2002-02-14)
ETBE 3 3 UG/L 2014-11-18 (max 722 1800 UG/L 2013-12-11
DROHROC13C40 3 MG/L 2011-11 23
EBZ 3 4 UG/L 2011-11- UG/L 2013-12-11)
FE 11 MG/L 2005-04 13 (max 3 3 MG/L 2005-04-13)



FE2 2 23 (max 43 UG/L 2002-02-14)
ETBE 6 1 UG/L 2014-05-29 (max 7 UG/L 2013-12-11)
FE 11 MG/L 2005-04-13 (max 6 1 MG/L 2005-04-13)
FE2 2 MG/L 2006-10-04 (max 6 1 MG23 (max 110 UG/L 2002-02-14)
XYLENES1314 1 6 UG/L 2011-11-23 (max 86 UG/L 2002-02-14)
MG/L 2006-10-04 (max 3 3 MG/L 2006-01-11)
GROC6C12 220 UG/L 2011-11-23 (max 250 UG/L 20 XYLO 25 UG/L 2002-02-14
/L 2006-01-11)
GROC6C12 220 UG/L 2011-11-23 (max 250 UG/L 2006-04-21)
HROC06-04-21)
HROC23C40 1 3 MG/L 2011-11-23
MTBE 190 UG/L 2014-11-19 (max 1000 23C40 1 3 MG/L 2011-11-23
MTBE 460 UG/L 2014-05-29 (max 1000 UG/L 2002-08-14)
UG/L 2002-08-14)
NO3N 93 MG/L 2006-10-04 (max 13 MG/L 2005-10-12)
PHC 16 NO3N 93 MG/L 2006-10-04 (max 13 MG/L 2005-10-12)
PHC 160 UG/L 2002-11-13 (max 470 0 UG/L 2002-11-13 (max 470 UG/L 2002-02-14)
SO4 1100 MG/L 2006-10-04 (max 1300 MG/L 2005-01-20)
TAME 2 6 UG/L 2013-12-11 (max 5 2 UG/L 2003-05-13)
TBA 14 UG/L 20UG/L 2002-02-14)
SO4 1100 MG/L 2006-10-04 (max 1300 MG/L 2005-01-20)
TAME 2 6 UG/L 2013-12-11 (max 5 2 UG/L 2003-05-13)
TBA 14 UG/L 2013-12-11 (max 290 UG/L 2013-12-11 (max 290 UG/L 2002-05-21)
TPHC13C40 74 UG/L 2012-12-05
TPHC23C40 1600 UG/L 2014-11-19 (max 4400 UG/L 2013-12-11)
TPHC4C12 110 UG/L 2014-11-19 (max 230 UG2-05-21)
TPHC13C40 74 UG/L 2012-12-05
TPHC23C40 4400 UG/L 2013-12-11
TPHC4C12 230 UG/L 2014-05-29
TPHC8C40 71 MG/L 2003-08-15 (max 230 MG/L 2003-08-15/L 2014-05 29)
TPHC8C40 71 MG/L 2003-08-15 (max 110 MG/L 2003-08-15)
XYLE)
XYLENES 1 8 UG/L 2011-11-23 (max 110 UG/L 2002-02-14)
XYLENES1314 1 8 UGNES 1 8 UG/L 2011-11-23 (max 110 UG/L 2002-02-14)
XYLENES1314 1 6 UG/L 2011-11-23 (max /L 2011-11-23 (max 86 UG/L 2002-02-14)
XYLO 25 UG/L 2002-02-14
86 UG/L 2002-02-14)
XYLO 25 UG/L 2002-02-14

Monitoring well: W-8 active
lat/long: 33.9636947/-118 0455615
depth to gw: 43.84 - 57 32

Monitoring well: W-8 active
lat/long: 33.9636947/-118.0455615
depth to gw: 43 84 - 56 34
sample data: BZ 2 3 UG/L 2008-12-16 (max 45 UG/L 2002-02-15)
BZME 2 6 UG/L 2002-08-14 (max 100 UG/L 2002-02-15)
DIPE 13 UG/L 2009-10-21 (max 2200 UG/L 2004-11-12)
EBZ 25 UG/L 2002-02-15
FE2 1 3 MG/L 2003-12-09
GROC6C12 54 UG/L 2008-12-16 (max 270 UG/L 2004-03-10)
MTBE 37 UG/L 2009-10-21 (max 140 UG/L 2008-09-03)
NO3 37 MG/L 2004-03-10 (max 37 MG/L 2004-03-10)
NO3N 9 7 MG/L 2006-10-04 (max 15 MG/L 2005-10-11)
PHC 120 UG/L 2003-12-09 (max 630 UG/L 2002-02-15)
SO4 1500 MG/L 2006-10-04 (max 1800 MG/L 2004-03-10)
TBA 13 UG/L 2008-12 16 (max 150 UG/L 2008-09-03)
TPHC8C40 63 MG/L 2005-04-14 (max 13 MG/L 2003-08-14)
XYLENES 6 9 UG/L 2002-08-14 (max 68 UG/L 2002-02-15)
XYLENES1314 4 7 UG/L 2002-08-14 (max 43 UG/L 2002-02-15)
XYLO 25 UG/L 2002-02-15

Monitoring well W-8 active
lat/long: 33 9636947/-118 0455615
depth to gw 43.84 - 57 32
sample data: BZ 2 3 UG/L 2008-12-16 (max 45 UG/L 2002-02-15)
BZME 2 6 UG/L 2002-08-14 (max 100 UG/L 2002-02-15)
DIPE 13 UG/L 2009-10-21 (max 2200 UG/L 2004-11-12)
EBZ 25 UG/L 2002-02-15

FE2 1.3 MG/L 2003-12-09
GROC6C12 54 UG/L 2008-12-16 (max 270 UG/L 2004-03-10)
MTBE 7.2 UG/L 2012-12-05 (max 140 UG/L 2008-09-03)
NO3 37 MG/L 2004-03-10 (max 7.2 MG/L 2004-03-10)
NO3N 9.7 MG/L 2006-10-04 (max 15 MG/L 2005-10-11)
PHC 120 UG/L 2003-12-09 (max 630 UG/L 2002-02-15)
SO4 1500 MG/L 2006-10-04 (max 1900 MG/L 2004-03-10)
TBA 13 UG/L 2008-12-16 (max 150 UG/L 2008-09-03)
TPHC8C40 63 MG/L 2005-04-14 (max 13 MG/L 2003-08-14)
XYLENES 6.8 U

Monitoring well W-8 dry
lat/long: 33.9636947/-118.0455615
depth to gw: 0 - 59.38
sample data: 2002-08-14 (max 68 UG/L 2002-02-15)
XYLENES1314 4.7 UG/L 2002-08-14 (max 43 UG/L 20a:BZ 2.3 UG/L 2008-12-16 (max 45 UG/L 2002-02-15)
BZME 2.6 UG/L 2002-08-14 (max 100 UGple data BZ 2.3 UG/L 2008-12-16 (max 45 UG/L 2002-02-15)
BZME 2.6 UG/L 2002-08-14 (max 100 UG/L 2002-02-15)
DIPE 13 UG/L 2009-10-21 (max 2200 UG/L 2004-11-12)
E/L 2002-02-15)
DIPE 13 UG/L 2009-10-21 (max 2200 UG/L 2004-11-12)
EBZ 25 02-02-15)
XYLO 25 UG/L 2002-02-15
BZ 25 UG/L 2002-02-15
FE2 1.3 MG/L 2003-12-09
GROC8C12 54 UG/L 2008-12-16 UG/L 2002-02-15
FE2 1.3 MG/L 2003-12-09
GROC8C12 54 UG/L 2008-12-16 (max 27(max 270 UG/L 2004-03-10)
MTBE 1.3 UG/L 2013-12-11 (max 140 UG/L 2008-09-03)
0 UG/L 2004-03-10)
MTBE 1.3 UG/L 2013-12-11 (max 140 UG/L 2008-09-03)
NO3 37 MG/L 2004-03-10 (max 1.3 MG/L 2004-03-10)
NO3N 9.7 MG/L 2006-10-04 (max 15 MG/L 2005-10-11)
PHC 120 UG/L 2003-12-09 (max 630 UG/L 2002-02-15)
SO4 1500 MG/L G/L 2005-10-11)
PHC 120 UG/L 2003-12-09 (max 630 UG/L 2002-02-15)
SO4 1500 MG/L 2006-10-04 (max 1900 MG/L 2004-03-10)
TBA 13 UG/L 2008-12-16 (max 150 UG/L 2008-2006-10-04 (max 1900 MG/L 2004-03-10)
TBA 13 UG/L 2006-12-16 (max 150 UG/L 2008-09-03)
TPHC8C40 63 MG/L 2005-04-14 (max 13 MG/L 2003-08-14)
XYLENES 6.8 UG/L 20009-03)
TPHC8C40 63 MG/L 2005-04-14 (max 13 MG/L 2003-08-14)
XYLENES 6.8 UG-08-14 (max 68 UG/L 2002-02-15)
XYLENES1314 4.7 UG/L 2002-08-14 (max 43 UG/L 2002-02-1G/L 2002-08-14 (max 68 UG/L 2002-02-15)
XYLENES1314 4.7 UG/L 2002-08-14 (max 43 UG/L 2002-02-15)
XYLO 25 UG/L 2002-02-15
5)
XYLO 25 UG/L 2002-02-15

Monitoring well: W-9 active
lat/long: 33.964124/-118.046281
depth to gw: 42.31 - 56.21

Monitoring well: W-9 active
lat/long: 33.964124/-118.046281
depth to gw: 42.31 - 55.11
sample data: BZ 1800 UG/L 2008-12-16 (max 3900 UG/L 2002-08-14)

Monitoring well: W-9 active
lat/long: 33.964124/-118.046281
depth to gw: 42.31 - 56.21
sample data: BZ B3 UG/L 2012-12-04 (max 3900 UG/L 2002-08-14)

Monitoring well: W-9 dry
lat/long: 33.964124/-118.046281
depth to gw: 0 - 58.05
sample data:e data BZ 1.6 UG/L 2013-05-30 (max 3900 UG/L 2002-08-14)

Site: WHITTIER LINCOLN MERCURY
Address: 13003 E WHITTIER BLVD



City: WHITTIER
Map Loc: 51 - about 3 mile NE of the subject
Status: CLSD - Case Closed

Only the soil is impacted The case, 03703666,

SOIL

Site: WALGREENS INDUSTRIAL PROPERTY
Address: 12920 E WHITTIER BLVD, & GREENLEAF RD
City: WHITTIER
Map Loc: 52 - about 3 mile NE of the subject
Status: NRA -

The case, 048D1696,

Site: G & M OIL #23
Address: 12911 E WHITTIER BLVD
City: WHITTIER
Map Loc: 53 - about 3 mile NE of the subject
Status: ADIR - Assessment and Interim Remedial Action

The aquifer is potentially impacted. The case, 03704969, is managed by the Regional Water Quality Board

AQUIFER USED FOR DRINKING WATER SUPPLY

2001-05-09: STAFF LETTER
2001-07-09: SOIL AND WATER INVESTIGATION REPORT
2002-02-12: SOIL VAPOR EXTRACTION (SVE)
2002-06-21: STAFF LETTER
2002-07-15: MONITORING REPORT - QUARTERLY
2002-07-31: OTHER REPORT / DOCUMENT
2002-10-15: MONITORING REPORT - QUARTERLY
2003-01-15: MONITORING REPORT - QUARTERLY
2003-04-15: MONITORING REPORT - QUARTERLY
2003-07-15: MONITORING REPORT - QUARTERLY
2003-10-15: MONITORING REPORT - QUARTERLY
2004-01-15: MONITORING REPORT - QUARTERLY
2004-04-15: MONITORING REPORT - QUARTERLY
2004-07-15: MONITORING REPORT - QUARTERLY
2004-10-06: PUMP & TREAT (P&T) GROUNDWATER
2004-10-15: MONITORING REPORT - QUARTERLY
2005-01-15: MONITORING REPORT - QUARTERLY
2005-04-15: MONITORING REPORT - QUARTERLY
2005-07-15: MONITORING REPORT - QUARTERLY
2005-10-15: MONITORING REPORT - QUARTERLY
2005-10-24: SOIL AND WATER INVESTIGATION WORKPLAN
2006-01-15: MONITORING REPORT - QUARTERLY
2006-02-27: STAFF LETTER
2006-04-15: MONITORING REPORT - QUARTERLY
2006-07-15: MONITORING REPORT - QUARTERLY
2006-07-15: REMEDIAL PROGRESS REPORT
2006-10-15: MONITORING REPORT - QUARTERLY
2007-01-15: MONITORING REPORT - QUARTERLY
2007-01-15: REMEDIAL PROGRESS REPORT
2007-04-15: MONITORING REPORT - QUARTERLY
2007-07-15: MONITORING REPORT - QUARTERLY
2007-07-15: REMEDIAL PROGRESS REPORT
2007-07-15: WELL INSTALLATION REPORT
2007-10-15: MONITORING REPORT - QUARTERLY
2007-10-15: REMEDIAL PROGRESS REPORT
2008-01-15: MONITORING REPORT - QUARTERLY
2008-01-16: SOIL AND WATER INVESTIGATION WORKPLAN
2008-04-15: MONITORING REPORT - QUARTERLY



2008-06-11: STAFF LETTER
2008-07-15: MONITORING REPORT - QUARTERLY
2008-09-15: SOIL AND WATER INVESTIGATION REPORT
2008-10-15: MONITORING REPORT - QUARTERLY
2009-01-15: MONITORING REPORT - QUARTERLY
2009-04-15: MONITORING REPORT - QUARTERLY
2009-06-15: STAFF LETTER
2009-07-15: MONITORING REPORT - SEMI-ANNUALLY
2010-03-18: CLEAN UP FUND - 5-YEAR REVIEW SUMMARY
2010-07-15: MONITORING REPORT - SEMI-ANNUALLY
2011-01-15: MONITORING REPORT - SEMI-ANNUALLY
2011-07-15: MONITORING REPORT - SEMI-ANNUALLY
2011-10-21: SITE ASSESSMENT REPORT
2012-01-15: MONITORING REPORT - SEMI-ANNUALLY
2012-07-15: MONITORING REPORT - SEMI-ANNUALLY
2013-01-15: MONITORING REPORT - SEMI-ANNUALLY
2013-07-15: MONITORING REPORT - SEMI-ANNUALLY
2014-01-15: MONITORING REPORT - SEMI-ANNUALLY
2014-05-05: SOIL AND WATER INVESTIGATION WORKPLAN - REGULATOR RESPONDED
2014-06-26: CORRECTIVE ACTION PLAN / REMEDIAL ACTION PLAN - ADDENDUM - REGULATOR RESPONDED
2014-07-15: MONITORING REPORT - SEMI-ANNUALLY
2014-08-08: STAFF LETTER
2015-01-15: MONITORING REPORT - SEMI ANNUALLY
2015-07-15: MONITORING REPORT - SEMI-ANNUALLY
2016-01-15: MONITORING REPORT - SEMI-ANNUALLY

Monitoring well: MW-1 no access
lat/long: 33.9662539/-118.0378422
depth to gw: 0 - 82.18

Monitoring well: MW-10 no access
lat/long: 33.9662063/-118.0383602
depth to gw: 0 - 88.75
sample data BZ 70.6 UG/L 2015-10-15 (max 4720 UG/L 2002-12-12)
BZME 8 UG/L 2014-10-16 (ple data:BZ 4.1 UG/L 2014-04-17 (max 4720 UG/L 2002-12-12)
BZME 8 UG/L 2013-10-23 (max 2580 UG/L 2002-12-12)
EBZ 42 UG/L 2012-10-02 (max 865 UG/L 2002-12-12)
max 2580 UG/L 2002-12-12)
EBZ 12.8 UG/L 2015-10-15 (max 865 UG/L 2002-12-12)
x 2580 UG/L 2002-12-12)
EBZ 1.7 UG/L 2014-04-17 (max 865 UG/L 2002-12-12)
GRO 1420 UG/L 2015-10-15 (max 14600 UG/L 2002-03-07)
MTBE 3.6 UG/L 2015-10-15 (max 1GRO 82 UG/L 2014-04-17 (max 14600 UG/L 2002-03-07)
MTBE 2.8 UG/L 2014-04-17 (max 155 UG UG/L 2003-03-18)
TBA 38.1 UG/L 2011-10-20 (max 1470 UG/L 2008-07-01)
XYLE/L 2003-03-18)
TBA 38.1 UG/L 2011-10-20 (max 1470 UG/L 2008-07-01)
XYLENES55 UG/L 2003-03-18)
TBA 38.1 UG/L 2011-10-20 (max 1470 UG/L 2008-07-01)
XY 9.7 UG/L 2013-10-23 (max 3020 UG/L 2002-03-07)
LENES 3.4 UG/L 2015-10-15 (max 3020 UG/L 2002-03-07)
NES 7.5 UG/L 2012-10-02 (max 3020 UG/L 2002-03-07)

Monitoring well MW-11 active
lat/long 33.9662063/-118.0383602
depth to gw: 60.93 - 77.02

Monitoring well: MW-11 active
lat/long: 33.9662063/-118.0383602
depth to gw: 60.93 - 78.83
sample data BZ 24.6 UG/L 2015-10-15 (max 17000 UG/L 2005-02-07)
BZME 1.2 UG/L 2014-10-16 (max 4700 UG/L 2002-03-07)
DRO 855 UG/L 2005-08-08
EBZ 38.1 UG/L 2015-10 1(max 4700 UG/L 2002-03-07)
DRO 855 UG/L 2005-08-08
EBZ 7.5 UG/L 2014-04-17 (max 1710 UG/L 2003-03-18)
GRO 586 UG/L 2014-04-17 (max 40700 UG/L 2002-06-07)
2 (max 1710 UG/L 2003-03-18)
GRO 1100 UG/L 2009-10-02 (max 40700 UG/L 2002 06-07)
5 (max 1710 UG/L 2003-03-18)



GRO 533 UG/L 2015-10-15 (max 40700 UG/L 2002 06-07)
MTBE 5 UG/L 2012-04-02 (max 1660 UG/L 2004-08-17)
TBA 53.2 UG/L 2011-10-20 (max450 UG/L 2005-02-07)
XYLENES 2.1 UG/L 2014-04-17 (max 5160 UG/L 2004-08-17)
max 4450 UG/L 2005-02-07)
XYLENES 33.7 UG/L 2009-10-02 (max 5160 UG/L 2004-08-17)
x 4450 UG/L 2005-02-07)
XYLENES 2.1 UG/L 2015-10-15 (max 5160 UG/L 2004-08-17)

Monitoring well: MW-12 no access
lat/long: 33.9658303/-118.0376919
depth to gw: 0 - 78.83

Monitoring well: MW-12 no access
lat/long: 33.9658303/-118.0376919
depth to gw: 0 - 82.06
sample data: BZ 6 UG/L 2013-04-08 (max 4740 UG/L 2002-06-07)
BZME 1 UG/L 2014-10-16 (max 54.3 UG/L 2002-09-13)
DIPE 3.5 UG/L 2006-08-07 (max 6.5 UG/L 2003-06-04)
ax 54.3 UG/L 2002-09-13)
DIPE 3.5 UG/L 2006-08-07 (max 6.5 UG/L 2003-06-04)
max 54.3 UG/L 2002-09-13)
DIPE 3.5 UG/L 2006-08-07 (max 6.5 UG/L 2003-06-04)
EBZ 6.1 UG/L 2013-10-23 (max 2550 UG/L 2005-05-09)
GRO 424 UG/L 2013-10-23 (max 20100EBZ 6.1 UG/L 2013-10-23 (max 2550 UG/L 2005-05-09)
GRO 424 UG/L 2013-10-23 (max 20100 U UG/L 2005-05-09)
MTBE 1.2 UG/L 2007-02-12 (max 8 UG/L 2006-11-09)
TBA 250 UG/L 2005-05-09)
MTBE 1.2 UG/L 2007-02-12 (max 8 UG/L 2006-11-09)
TBA 2100 UG/L 2005-05-09)
MTBE 1.2 UG/L 2007-02-12 (max 8 UG/L 2006-11-09)
TBA G/L 2005-05-09)
MTBE 1.2 UG/L 2007-02-12 (max 8 UG/L 2006-11-09)
TBA 25.4 UG/L 2007-08-06 (max 316 UG/L 2005-05-09)
XYLENES 1.5 UG/L 2013-10-23 (max 672 UG/L 20.4 UG/L 2007-08-06 (max 316 UG/L 2005-05-09)
XYLENES 1.5 UG/L 2013-10-23 (max 672 UG/L 5.4 UG/L 2007-08-06 (max 316 UG/L 2005-05-09)
XYLENES 17.9 UG/L 2009-10-02 (max 672 UG/L 2002-06-07)
02-06-07)
2002-06-07)
L 2002-06-07)

Monitoring well: MW-13 no access
lat/long: 33.9658303/-118.0376919
depth to gw: 0 - 73.29

Monitoring well MW-13 no access
lat/long: 33.9658303/-118.0376919
depth to gw: 0 - 73.85
sample data: BZ 4.6 UG/L 2014-10-16 (max 1080 UG/L 2007-11-06)
BZME 5 UG/L 2014-04-17 (max 659 UG/L 2009-01-21)
EBZ 1.5 UG/L 2014-10-16 (max 2940 UG/L 2007-08-06)
max 659 UG/L 2009-01-21)
EBZ 3.4 UG/L 2014-04-17 (max 2940 UG/L 2007-08-06)
GRO 491 UG/L 2014-04-17 (max 21800 UG/L 2007-08-06)
MTBE 15.7 UG/L 2009-04-30 (max 502 GRO 491 UG/L 2014-04-17 (max 21800 UG/L 2007-08-06)
MTBE 15.7 UG/L 2009-04-30 (max 50 UG/L 2007-05-10)
TBA 433 UG/L 2009-04-30 (max 3740 UG/L 2007-05-10)
XYLEN02 UG/L 2007-05-10)
TBA 433 UG/L 2009-04-30 (max 3740 UG/L 2007-05-10)
XYL2 UG/L 2007-05-10)
TBA 433 UG/L 2009-04-30 (max 3740 UG/L 2007-05-10)
XYLEES 1.2 UG/L 2014-10-16 (max 2060 UG/L 2007-08-06)
NES 2.5 UG/L 2014-04-17 (max 2060 UG/L 2007-08-06)

Monitoring well: MW-14 active
lat/long: 33.9658303/-118.0376919
depth to gw: 66.86 - 69.8

Monitoring well MW-14 active

lat/long: 33 9658303/-118 0376919
depth to gw: 66.86 - 74 35
sample data: BZ 22 6 UG/L 2014-10-16 (max 53 8 UG/L 2011-10-20)
BZME 1 1 UG/L 2014-10-16 mple data:BZ 3 6 UG/L 2012-10-02 (max 53 8 UG/L 2011-10-20)
BZME 2 UG/L 2012-04-02 (ma (max 231 UG/L 2011-10-20)
EBZ 7 UG/L 2014-10-16 (max 333 UG/L 2011-10-20)
x 231 UG/L 2011-10 20)
EBZ 11 2 UG/L 2012-04-02 (max 333 UG/L 2011-10-20)
GRO 84 UG/L 2015-10-15 (max 6640 UG/L 2011-10-20)
MTBE 124 UG/L 2015-10-15 (max 373 UGRO 148 UG/L 2014-04-17 (max 6640 UG/L 2011-10-20)
MTBE 188 UG/L 2014-04-17 (max 373 UG/L 2012-04-02)
TBA 112 UG/L 2013-10-23
XYLENES 2 4 UG/L 2012-10-02 (max 71G/L 2012-04-02)
TBA 112 UG/L 2013-10 23
XYLENES 1 7 UG/L 2014-10-16 (max 7 2 4 UG/L 2012-10-02 (max 710 UG/L 2011-10-20)
0 UG/L 2011-10-20)
10 UG/L 2011-10-20)

Monitoring well: MW-15 active
lat/long: 33.9658303/-118.0376919
depth to gw: 69.05 - 71.05

Monitoring well: MW-15 active
lat/long: 33 9658303/-118 0376919
depth to gw: 69.05 - 75 93
sample data: BZ 14 6 UG/L 2014-10-16 (max 19 8 UG/L 2012-04-02)

Monitoring well: MW-2 active
lat/long: 33.9658303/-118 0376919
depth to gw: 64 42 - 81.21

Monitoring well: MW-2 active
lat/long: 33.9658303/-118.0376919
depth to gw: 64.42 - 81.21
sample data: BZ 11 9 UG/L 2009-10-02 (max 23500 UG/L 2001-12-07)
BZME 14 3 UG/L 2009-10-02 (max 1200 UG/L 2001-12-07)
DIPE 1320 UG/L 2001-09-06
EBZ 5 6 UG/L 2009-10-02 (max 3000 UG/L 2001-12-07)
GRO 181 UG/L 2009-10-02 (max 43500 UG/L 2001-12-07)
MTBE 3 1 UG/L 2006-11-09 (max 5 9 UG/L 2003-03-18)
TBA 61.5 UG/L 2002-12-12
XYLENES 27 4 UG/L 2009-10 02 (max 3230 UG/L 2001-12-07)

Monitoring well: MW 2 active
lat/long: 33.9658303/-118.0376919
depth to gw 64.42 - 84 61
sample data: BZ 20 2 UG/L 2014-10-16 (max 23500 UG/L 2001-12-07)
BZME 8 UG/L 2014-10-16 (max 1200 UG/L 2001-12-07)
DIPE 1320 UG/L 2001-09-06
EBZ 1 1 UG/L 2012-04-02max 1200 UG/L 2001-12-07)
DIPE 1320 UG/L 2001-09-06
EBZ 1 1 UG/L 2012-04-02 (max 3000 UG/L 2001-12-07)
GRO 181 UG/L 2009-10-02 (max 43500 UG/L 2001-12-07)
MTBE 1.2 UG/L 2014-10-16 (max 5 9 UG/L 2003-03-18)
TBA 61.5 UG/L 2002-12-12
XYLENES 7 5 UG/L 2012-04-02 (max 3230 UG/L 2001-12-07)

Monitoring well: MW-3 no access
lat/long: 33 9663526/-118 0377286
depth to gw: 0 - 82 6

Monitoring well: MW-3 no access
lat/long: 33 9663526/-118 0377286
depth to gw: 0 - 82 6
sample data: BZ 254 UG/L 2009-01-21 (max 43300 UG/L 2001-12-07)
BZME 10 4 UG/L 2009-01-21 (max 11600 UG/L 2001-12-07)
DRO 765 UG/L 2009-01 21
EBZ 19 9 UG/L 2009-01-21 (max 2240 UG/L 2001-12-07)
GRO 2060 UG/L 2009-01-21 (max 143000 UG/L 2001-12-07)
MTBE 247 UG/L 2009-01-21 (max 16900 UG/L 2001-12-07)



TAME 8 UG/L 2005-02-07 (max 18 4 UG/L 2004-08-17)
TBA 1230 UG/L 2009-01-21 (max 1870 UG/L 2004-08-17)
XYLENES 89 7 UG/L 2009-01-21 (max 8500 UG/L 2001-12-07)

Monitoring well: MW-3 no access
lat/long: 33 9663526/-118 0377286
depth to gw: 0 - 84 17
samle data: BZ 1 UG/L 2013-10-23 (max 43300 UG/L 2001-12-07)
BZME 10 4 UG/L 2009-01-21 (maple data:BZ 17 3 UG/L 2014-10-16 (max 43300 UG/L 2001-12-07)
BZME 9 UG/L 2014-10-16 (max 11600 UG/L 2001-12-07)
DRO 765 UG/L 2009-01-21
EBZ 19 9 UG/L 2009-01-21 x 11600 UG/L 2001-12-07)
DRO 765 UG/L 2009-01-21
EBZ 19 9 UG/L 2009-01-21 (max 2240 UG/L 2001-12-07)
ETBE 9 2 UG/L 2013-10-23 (max 19 8 UG/L 2013-10-23)
(max 2240 UG/L 2001-12-07)
ETBE 9 2 UG/L 2013-10-23 (max 19 8 UG/L 2013-10-23)
GRO 2060 UG/L 2009-01-21 (max 143000 UG/L 2001-12-07)
MTBE 2 UG/L 2014-10-16 (max 18 4 UG/L 2004-08-17)
TBA 1230 UG/L 2009-01-21 (max 1870 UG/L 2004-08-17)
x 16900 UG/L 2001-12-07)
TAME 8 UG/L 2005-02-07 (max 18 4 UG/L 2004-08-17)
TBA 1230 UG/L 2009-01-21 (max 1870 UG/L 2004-08-17)
XYLENES 1 1 UG/L 2014-10-16 (max 8 XYLENES 89 7 UG/L 2009-01-21 (max 8500 UG/L 2001-12-07)
500 UG/L 2001-12-07)
8500 UG/L 2001-12-07)

Monitoring well: MW-4 no access
lat/long: 33.966142/-118 0377267
depth to gw: 0 - 79 29

Monitoring well: MW-4 no access
lat/long: 33.966142/-118.0377267
depth to gw: 0 - 79 29
sample data: BZ 3230 UG/L 2009-01-21 (max 10400 UG/L 2004-02-06)
BZME 176 UG/L 2009-01-21 (max 21600 UG/L 2004-05-07)
DRO 715 UG/L 2009-01-21 (max 1820 UG/L 2008-05-15)
EBZ 2360 UG/L 2009-01-21 (max 3370 UG/L 2004-05-07)
GRO 16700 UG/L 2009-01-21 (max 68100 UG/L 2005-02-07)
MTBE 37 UG/L 2009-01-21 (max 656 UG/L 2004-11-05)
TBA 732 UG/L 2009-01-21 (max 3850 UG/L 2004-05-07)
XYLENES 1530 UG/L 2009-01-21 (max 22000 UG/L 2004-05-07)

Monitoring well: MW-4 no access
lat/long: 33.966142/-118.0377267
depth to gw: 0 - 79 29
samp
Monitoring well: MW-4 no access
lat/long: 33.966142/-118.0377267
depth to gw: 0 - 82 9
sample data: BZ 3850 UG/L 2010-10-19 (max 10400 UG/L 2004-02-06)
BZME 17 6 UG/L 2010-10-19 (max 21600 UG/L 2004-05-07)
DRO 1050 UG/L 2010-10-19 (max 1820 UG/L 2008-05-15)
e data: BZ 756 UG/L 2014-04-17 (max 10400 UG/L 2004-02-06)
BZME 3 1 UG/L 2014-04-17 (male data:BZ 756 UG/L 2014-04-17 (max 10400 UG/L 2004-02-06)
BZME 3 1 UG/L 2014-04-17 (m EBZ 4480 UG/L 2010-10-19
GRO 30900 UG/L 2010-10-19 (max 68100 UG/L 2005-02-07)
ax 21600 UG/L 2004-05-07)
DRO 1050 UG/L 2010-10-19 (max 1820 UG/L 2008-05-15)
x 21600 UG/L 2004-05-07)
DRO 1050 UG/L 2010-10-19 (max 1820 UG/L 2008-05-15)
EBZ 148 UG/L 2014-04-17 (max 4480 UG/L 2010-10-19)
GRO 5470 UG/L 2014-04-17 (max 681(max 3850 UG/L 2004-05-07)
XYLENES 5260 UG/L 2010-10-19 (max 22000 UG/L 2004-05-07)
00 UG/L 2005-02-07)
MTBE 12 2 UG/L 2014-04-17 (max 658 UG/L 2004 11-05)
TB100 UG/L 2005-02-07)
MTBE 12 2 UG/L 2014-04-17 (max 658 UG/L 2004-11-05)
TA 587 UG/L 2014-04-17 (max 3850 UG/L 2004-05-07)



XYLENES 12 3 UG/L 2014-04-17 (max 2200BA 587 UG/L 2014-04-17 (max 3850 UG/L 2004-05-07)
XYLENES 12 3 UG/L 2014-04-17 (max 2200 UG/L 2004-05-07)

Monitoring well: MW-5 active
lat/long: 33.966142/-118 0377267
depth to gw: 63.65 - 78 42

Monitoring well: MW-5 active
lat/long: 33 966142/-118 0377267
depth to gw: 63 65 - 78 42
sample data: BZ 6 4 UG/L 2009-10-02 (max 1540 UG/L 2002-06-07)
BZME 9 UG/L 2009-10-02 (max 28 1 UG/L 2009-04 30)
DIPE 2 1 UG/L 2009-10-02 (max 1170 UG/L 2001-09-06)
DRO 1120 UG/L 2007-05-10
EBZ 5 6 UG/L 2009-10-02 (max 2100 UG/L 2001-12-07)
GRO 352 UG/L 2009-10-02 (max 6670 UG/L 2001-12-07)
MTBE 8 7 UG/L 2009-04-30 (max 10 2 UG/L 2005-08-08)
TBA 48 UG/L 2009-10-02 (max 182 UG/L 2008-07-01)
XYLENES 20 9 UG/L 2009-10-02 (max 1680 UG/L 2001-12-07)

Monitoring well: MW-5 active
lat/long: 33.966142/-118.0377267
depth to gw: 63.65 - 78 42
sample data: BZ 2 UG/L 2012-04-02 (max 1540 UG/L 2002-06-07)
BZME 9 UG/L 2009-10-02 (max 28 1 UG/L 2009-04-30)
DIPE 2 UG/L 2012-10-02 (max 1170 UG/L 2001-09 06)
DRO
Monitoring well: MW-5 active
lat/long: 33.966142/-118.0377267
depth to gw: 63.65 - 81.5
samp 1120 UG/L 2007-05-10
EBZ 6 8 UG/L 2012-04-02 (max 2100 UG/L 2001-12-07)
Gle data: BZ 36 5 UG/L 2014-10-16 (max 1540 UG/L 2002-06-07)
BZME 1 UG/L 2014-10-16 (maxple data:BZ 4 8 UG/L 2014-04-17 (max 1540 UG/L 2002-06-07)
BZME 9 UG/L 2009-10-02 (max 28 1 UG/L 2009-04-30)
DIPE 2 UG/L 2012-10-02 (max 1170 UG/L 2001-09-06)
DRO 293 UG/L 2012-10-02 (max 6670 UG/L 2001-12-07)
MTBE 8 7 UG/L 2009-04-30 (max 10 2 UG/L 2005-08-08)
TBA 11 9 UG/L 2012-10-02 (max 182 UG/L 2008-07-01)
XYLENES RO 1120 UG/L 2007-05-10
EBZ 1 UG/L 2014-04-17 (max 2100 UG/L 2001-12-07)
G 20 9 UG/L 2009-10-02 (max 1680 UG/L 2001-12-07)
RO 67 UG/L 2014-10-16 (max 6670 UG/L 2001-12-07)
MTBE 8 7 UG/L 2009-04-30 (max 10 2 UG/L 2005-08-08)
TBA 11 9 UG/L 2012-10-02 (max 182 UG/L 2008-07-01)
XYLENES 1 UG/L 2014-10-16 (max 1680 UG/L 2001-12-07)
20 9 UG/L 2009-10-02 (max 1680 UG/L 2001-12-07)

Monitoring well: MW-6 active
lat/long: 33.9665769/-118 037124
depth to gw 67.7 - 85 9

Monitoring well: MW-6 active
lat/long: 33.9665769/-118.037124
depth to gw: 67.7 - 85 9
sample data: BZ 7 8 UG/L 2009-10-02 (max 10300 UG/L 2001-09-06)
BZME 7 7 UG/L 2009-10-02 (max 1010 UG/L 2001-09-06)
DIPE 1320 UG/L 2001-09-06
EBZ 5 5 UG/L 2009-10-02 (max 1490 UG/L 2001-09-06)
GRO 88 UG/L 2009-10-02 (max 114 UG/L 2002-03-07)
XYLENES 20 5 UG/L 2009-10-02

Monitoring well: MW-6 active
lat/long: 33 9665769/-118 037124
depth to gw: 67 7 - 85 9
sample data: BZ 7 8 UG/L 2009-10-02 (max 10300 UG/L 2001-09-06)
BZME 7 7 UG/L 2009-10-02 (ma
Monitoring well: MW-6 active
lat/long: 33.9665769/-118 037124
depth to gw 67 7 - 88 42
sampx 1010 UG/L 2001-09-06)



DIPE 1320 UG/L 2001-09-06
EBZ 5 5 UG/L 2009-10-02 (max 1490 UG/L 2001-09-06)
GRO 88 UG/L 2009-10-02 (max 114 UG/L 2002-03-07)
e data: BZ 7 8 UG/L 2009-10-02 (max 10300 UG/L 2001-09-06)
BZME 7 7 UG/L 2009-10-02 (male data BZ 7 8 UG/L 2009-10-02 (max 10300 UG/L 2001-09-06)
BZME 7 7 UG/L 2009-10-02 (m XYLENES 20 5 UG/L 2009-10-02
ax 1010 UG/L 2001-09-06)
DIPE 1320 UG/L 2001-09-06
EBZ 5 UG/L 2013-10-23 x 1010 UG/L 2001-09-06)
DIPE 1320 UG/L 2001-09-06
EBZ 5 UG/L 2013-10-23 ((max 1490 UG/L 2001-09-06)
GRO 88 UG/L 2009-10-02 (max 114 UG/L 2002-03-07)
max 1490 UG/L 2001-09-06)
GRO 88 UG/L 2009-10 02 (max 114 UG/L 2002-03-07)
XYLENES 20 5 UG/L 2009-10-02
XYLENES 20 5 UG/L 2009-10-02

Monitoring well: MW-7 no access
lat/long: 33.9663886/-118 0379332
depth to gw: 0 - 79 84

Monitoring well: MW-7 no access
lat/long: 33.9663886/-118.0379332
depth to gw: 0 - 79 84
sample data: BZ 11 UG/L 2009-10-02 (max 13100 UG/L 2002-12-12)
BZME 13 4 UG/L 2009-10-02 (max 2130 UG/L 2003-09-04)
DRO 864 UG/L 2004-11-05 (max 2220 UG/L 2002-12-12)
EBZ 6 5 UG/L 2009-10-02 (max 2070 UG/L 2002-12-12)
GRO 121 UG/L 2009-10-02 (max 63200 UG/L 2002-12-12)
MTBE 9 7 UG/L 2005-08-08 (max 781 UG/L 2003-03-18)
TBA 15.3 UG/L 2009-10-02 (max 369 UG/L 2002-09-13)
XYLENES 25 UG/L 2009-10-02 (max 3840 UG/L 2002-12-12)

Monitoring well: MW-7 no access
lat/long: 33.9663886/-118 0379332
depth to gw: 0 - 79 84
sample data BZ 9 8 UG/L 2012-04-02 (max 13100 UG/L 2002-12-12)
BZME 2 2 UG/L 2012-04-02 (
Monitoring well: MW-7 no access
lat/long: 33.9663886/-118 0379332
depth to gw: 0 - 82 93
sammax 2130 UG/L 2003-09-04)
DRO 984 UG/L 2004-11-05 (max 2220 UG/L 2002-12-12)
EBZ 3 2 UG/L 2012-04-02 (max 2070 UG/L 2002-12-12)
GRO 68 UG/L 2012-04-02 (max 63200ple data:BZ 9.8 UG/L 2012-04-02 (max 13100 UG/L 2002-12-12)
BZME 2 2 UG/L 2012-04-02 ( UG/L 2002-12-12)
MTBE 9.7 UG/L 2005-08-08 (max 781 UG/L 2003-03-18)
TBA max 2130 UG/L 2003-09-04)
DRO 864 UG/L 2004-11-05 (max 2220 UG/L 2002-12-12)
EBZ 3 2 UG/L 2012-04-02 (max 2070 UG/L 2002-12-12)
GRO 60 UG/L 2015-10-15 (max 6320011 9 UG/L 2012-04-02 (max 369 UG/L 2002-09-13)
XYLENES 7 5 UG/L 2012-04-02 (max 3840 UG/ UG/L 2002-12-12)
MTBE 9 7 UG/L 2005-08-08 (max 781 UG/L 2003-03-18)
TBA L 2002-12-12)
11 9 UG/L 2012 04-02 (max 369 UG/L 2002-09-13)
XYLENES 7 5 UG/L 2012-04-02 (max 3840 UG/L 2002-12-12)

Monitoring well: MW-8 active
lat/long: 33.9660068/-118.0379952
depth to gw: 61.37 - 78 52

Monitoring well: MW-8 active
lat/long: 33.9660068/-118 0379952
depth to gw: 61.37 - 78 52
sample data BZ 170 UG/L 2009-04-30 (max 10100 UG/L 2006-08-07)
BZME 26 9 UG/L 2009-04-30 (max 3070 UG/L 2006-08-07)
DRO 2720 UG/L 2007-08-06 (max 7160 UG/L 2007-05-10)
EBZ 95 9 UG/L 2009-04-30 (max 5310 UG/L 2007 05-10)
GRO 1350 UG/L 2009-04 30 (max 475000 UG/L 2006-08-07)
MTBE 74 8 UG/L 2009-04-30 (max 1940 UG/L 2008-07-01)

TBA 51 UG/L 2009-04-30 (max 1430 UG/L 2007-02-12)
XYLENES 38 4 UG/L 2009-04-30 (max 38800 UG/L 2006-08-07)

Monitoring well: MW-8 active
lat/long: 33.9660888/-118.0379952
depth to gw: 61 37 - 78 52
sample data:
BZ 3630 UG/L 2012-10-02 (max 10100 UG/L 2006-08-07)
BZME 40 5 UG/L 2012-10-02 (max 3070 UG/L 2006-08-07)
DRO 724 UG/L 2012-10-02 (max 7160 UG/L 2007-05-10)

Monitoring well: MW-8 active
lat/long: 33.9660888/-118.0379952
depth to gw: 61 37 - 81 58
sa
EBZ 2730 UG/L 2012-10-02 (max 5310 UG/L 2007-05-10)
GRO 20100 UG/L 2012-10-02 (mample data:BZ 131 UG/L 2014-10-16 (max
10100 UG/L 2006-08-07)
BZME 14 8 UG/L 2013-04-06 (max 3070 UG/L 2006-08-07)
DRO 724 UG/L 2012-10-02 (max 7160 UG/L 2007-05-10)
x 475000 UG/L 2006-08-07)
MTBE 628 UG/L 2012-10-02 (max 1940 UG/L 2008-07-01)
EBZ 160 UG/L 2014-10-16 (max 5310 UG/L 2007-05-10)
GRO 2250 UG/L 2014-10-16 (max 475000 UG/L 2006-08-07)
MTBE 20 2 UG/L 2014-10-16 (max 1940 UG/L 2008-07-01)
x 38800 UG/L 2006-08-07)
TBA 275 UG/L 2014-04-17 (max 1430 UG/L 2007-02-12)
XYLENES 25 2 UG/L 2014-10-16 (max TBA 275 UG/L 2014-04-17 (max 1430 UG/L
2007-02 12)
XYLENES 68 5 UG/L 2014-04-17 (max 3838800 UG/L 2006-08-07)
800 UG/L 2006-08-07)

Monitoring well: MW-9 no access
lat/long: 33.9662369/-118.037757
depth to gw: 0 - 83 92

Monitoring well: MW-9 no access
lat/long: 33.9662369/-118 037757
depth to gw: 0 - 83 92
sample data:
BZ 2440 UG/L 2009-04-30
BZME 50 2 UG/L 2009-04-30 (max 2850 UG/L 2004-11-05)
DRO 8160 UG/L 2009-04-30 (max 18300 UG/L 2007-08-06)
EBZ 496 UG/L 2009-04-30 (max 1810 UG/L 2006-02-06)
GRO 7810 UG/L 2009-04-30 (max 303000 UG/L 2006-02-06)
MTBE 1580 UG/L 2009-04-30 (max 5320 UG/L 2006-11-09)
TAME 65 4 UG/L 2004-11-05
TBA 5280 UG/L 2009-04-30
XYLENES 575 UG/L 2009-04-30 (max 8730 UG/L 2007-11-06)

Monitoring well: MW-9 no access
lat/long: 33.9662369/-118 037757
depth to gw: 0 - 83 92
sample data:
BZ 2210 UG/L 2012-10-02 (max 4390 UG/L 2010-10-19)
BZME 14 4 UG/L 2012-04-02 (
Monitoring well: MW-9 no access
lat/long: 33.9662369/-118.037757
depth to gw: 0 - 83 86
sampmax 2850 UG/L 2004-11-05)
DRO 1320 UG/L 2012-10-02 (max 18300 UG/L 2007-08-06)
EBZ 48 6 UG/L 2012-10-02 (max le data:BZ 1250 UG/L 2014-10-16 (max
4390 UG/L 2010-10-19)
BZME 14 4 UG/L 2012-04-02 (303000 UG/L 2006-02-06)
MTBE 146 UG/L 2012-10-02 (max 5320 UG/L 2006-11-09)
max 2850 UG/L 2004-11-05)
DRO 2790 UG/L 2014-10-16 (max 18300 UG/L 2007-08-06)
EBZ 13 5 UG/L 2014-10-16 (max 1810 UG/L 2006-02-06)
GRO 17400 UG/L 2014-10-16 (max 303000 UG/L 2006-02-06)
MTBE 185 UG/L 2014-10-16 (max 5320 UG/L 2006-11-09)
03000 UG/L 2006-02-06)
MTBE 264 UG/L 2014-04-17 (max 5320 UG/L 2006-11-09)
TAME 65 4 UG/L 2004-11-05
TBA 8740 UG/L 2014-04-17
XYLENES 2 2 UG/L 2013-10 TAME 65 4 UG/L 2004-11-05
TBA 5350 UG/L 2014-10-16 (max 8740 UG/L 2014-04-17)



XYLENES 2 2 UG/L 2013-10-23 (max 8730 UG/L 2007-11-06)
-23 (max 8730 UG/L 2007-11-06)

Site: GTE CALIFORNIA, INC
Address: 13119 E WHITTIER BLVD
City: WHITTIER
Map Loc: 54 - about 4 mile NE of the subject
Status: CLSD - Case Closed

Only the soil is impacted The case, 03704952,

SOIL

Site: AMERICAN MEDICAL ENTERPRISES
Address: 12508 LAMBERT RD
City: WHITTIER
Map Loc: 55 - about 4 mile NW of the subject
Status: ---

The aquifer is potentially impacted The case, 03703811, is managed by the Regional Water Quality Board

AQUIFER USED FOR DRINKING WATER SUPPLY

1969-02-19: 13267 REQUIREMENT
2002-05-15: INTERIM REMEDIAL ACTION PLAN
2002-05-15: SOIL AND WATER INVESTIGATION REPORT
2002-05-15: SOIL AND WATER INVESTIGATION WORKPLAN
2002-05-31: STAFF LETTER
2002-09-13: 13267 REQUIREMENT
2002-10-15: SOIL AND WATER INVESTIGATION REPORT
2003-01-15: SOIL AND WATER INVESTIGATION REPORT
2003-04-10: SOIL AND WATER INVESTIGATION REPORT
2003-04-15: MONITORING REPORT - QUARTERLY
2003-07-15: MONITORING REPORT - QUARTERLY
2003-10-07: STAFF LETTER
2003-10-15: MONITORING REPORT - QUARTERLY
2004-01-15: MONITORING REPORT - QUARTERLY
2004-01-15: SOIL AND WATER INVESTIGATION REPORT
2004-04-15: MONITORING REPORT - QUARTERLY
2004-04-15: SOIL AND WATER INVESTIGATION REPORT
2004-07-15: MONITORING REPORT - QUARTERLY
2004-10-15: MONITORING REPORT - QUARTERLY
2005-01-15: MONITORING REPORT - QUARTERLY
2005-04-15: MONITORING REPORT - QUARTERLY
2005-07-15: MONITORING REPORT - QUARTERLY
2005-10-15: MONITORING REPORT - QUARTERLY
2006-07-15: MONITORING REPORT - QUARTERLY
2006-07-15: SOIL AND WATER INVESTIGATION REPORT
2006-07-15: SOIL AND WATER INVESTIGATION WORKPLAN
2006-08-01: STAFF LETTER
2006-10-15: MONITORING REPORT - QUARTERLY
2006-10-15: SOIL AND WATER INVESTIGATION REPORT
2007-01-15: MONITORING REPORT - QUARTERLY
2007-01-15: SOIL AND WATER INVESTIGATION REPORT
2007-04-15: MONITORING REPORT - QUARTERLY
2007-04-15: SOIL AND WATER INVESTIGATION REPORT
2007-07-15: MONITORING REPORT - QUARTERLY
2007-07-15: SOIL AND WATER INVESTIGATION REPORT
2007-10-15: CAP/RAP - FEASIBILITY STUDY REPORT
2007-10-15: MONITORING REPORT - QUARTERLY
2007-10-15: SOIL AND WATER INVESTIGATION REPORT
2008-01-15: MONITORING REPORT - QUARTERLY
2008-01-15: SOIL AND WATER INVESTIGATION REPORT
2008-03-12: STAFF LETTER
2008-04-15: MONITORING REPORT - QUARTERLY
2008-04-15: SOIL AND WATER INVESTIGATION REPORT
2008-07-03: WELL INSTALLATION REPORT
2008-07-15: MONITORING REPORT - QUARTERLY



2008-07-15: OTHER REPORT / DOCUMENT
2008-10-15: CONCEPTUAL SITE MODEL
2008-10-15: MONITORING REPORT - QUARTERLY
2009-01-15: CONCEPTUAL SITE MODEL
2009-01-15: MONITORING REPORT - QUARTERLY
2009-04-15: CONCEPTUAL SITE MODEL
2009-04-15: MONITORING REPORT - QUARTERLY
2009-06-15: STAFF LETTER
2010-01-15: CONCEPTUAL SITE MODEL
2010-01-15: MONITORING REPORT - SEMI-ANNUALLY
2010-07-15: CONCEPTUAL SITE MODEL
2010-07-15: MONITORING REPORT - SEMI-ANNUALLY
2010-08-11: INTERIM REMEDIAL ACTION PLAN
2010-08-11: PILOT STUDY/ TREATABILITY REPORT
2010-09-28: SOIL AND WATER INVESTIGATION REPORT
2011-01-15: REMEDIAL PROGRESS REPORT
2011-02-23: CLEAN UP FUND - 5-YEAR REVIEW SUMMARY
2011-04-15: REMEDIAL PROGRESS REPORT
2011-07-15: MONITORING REPORT - SEMI-ANNUALLY
2011-10-15: MONITORING REPORT - SEMI-ANNUALLY
2012-01-17: REMEDIAL PROGRESS REPORT
2012-04-04: INTERIM REMEDIAL ACTION REPORT
2013-01-15: MONITORING REPORT - SEMI-ANNUALLY
2013-07-15: MONITORING REPORT - SEMI ANNUALLY
2014-09-15: CORRECTIVE ACTION PLAN / REMEDIAL ACTION PLAN - ADDENDUM - REGULATOR RESPONDED
2014-12-26: REQUEST FOR CLOSURE - REGULATOR RESPONDED
2015-01-15: MONITORING REPORT - SEMI-ANNUALLY
2015-07-06: CLEAN UP FUND - CASE CLOSURE REVIEW SUMMARY REPORT (RSR)
2015-07-06: CLEAN UP FUND - CASE CLOSURE REVIEW SUMMARY REPORT (RSR)
2015-07-30: NOTIFICATION - PUBLIC NOTICE OF CASE CLOSURE
2016-02-17: STATE WATER BOARD o CLOSURE ORDER

Monitoring well: GW-1 active
lat/long: 33.9651043/-118.0471525
depth to gw: 45 8 - 50.65
sample data:
BTBZN 24 8 UG/L 2007-09-11
BTBZS 3 5 UG/L 2007-05-29
BZ 5 5 UG/L 2008-10-09 (max 3740 UG/L 2007-09-11)
BZME 9 UG/L 2008-01-29 (max 301 UG/L 2007-08-11)
DCA11 1 1 UG/L 2008-07-17
DCE11 2 1 UG/L 2008-10-09 (max 5 8 UG/L 2007-05-29)
EBZ 25 1 UG/L 2008-01-29 (max 403 UG/L 2007-05-29)
GRO 293 UG/L 2008-01-29 (max 2860 UG/L 2007-05-29)
IPBZ 1.8 UG/L 2008-01-29 (max 43 2 UG/L 2007-09-11)
MTBE 2 7 UG/L 2008-10-09 (max 155 UG/L 2007-05-29)
NAPH 6 4 UG/L 2008-01-29 (max 86 2 UG/L 2007-05-29)
PBZN 2.1 UG/L 2008-01-29 (max 43 2 UG/L 2007-05-29)
PCE 12 9 UG/L 2008-10-09 (max 17 6 UG/L 2007-05-29)
TCE 1 6 UG/L 2007-05-29
TMB124 5 UG/L 2008-01-29 (max 372 UG/L 2007-09-11)
TMB135 63 4 UG/L 2007-09-11
XYLENES 8 UG/L 2008-01-29 (max 890 UG/L 2007-09 11)

Monitoring well: GW 2 active
lat/long: 33.9652148/-118 047147
depth to gw 45.9 - 50 74

Monitoring well: GW-2 active
lat/long: 33.9652148/-118.047147
depth to gw: 45 8 - 50 74
sample data:
BTBZS 12 4 UG/L 2007-11-15 (max 39 UG/L 2007-09-11)
BZ 29 2 UG/L 2008-10-09 (max 6140 UG/L 2007-09 11)
BZME 1 3 UG/L 2008-07-17 (max 1300 UG/L 2007-09-11)
DCA11 4 4 UG/L 2008-07-17
DCE11 1 5 UG/L 2008-10-09 (max 13 5 UG/L 2007-05-29)
EBZ 5 UG/L 2008-10-09 (max 1060 UG/L 2007-09-11)
FC11 1 6 UG/L 2008-10-09 (max 7 7 UG/L 2007-05-29)
GRO 117 UG/L 2008-10-09 (max 19100 UG/L 2007-09-11)
IPBZ 42 UG/L 2007-09-11
MTBE 7 5 UG/L 2008-10-09 (max 806 UG/L 2007-09-11)
NAPH 3 1 UG/L 2008-01-29 (max 27 4 UG/L 2007-05 29)
PBZN 1 1 UG/L 2008-01 29 (max 44 5 UG/L 2007-09-11)



PCE 77 9 UG/L 2008-10-09
TCE 1 5 UG/L 2007-03-09
TMB124 2 4 UG/L 2008-05-07 (max 561 UG/L 2007-09-11)
TMB135 1 UG/L 2008-05-07 (max 200 UG/L 2007-09-11)
XYLENES 16 3 UG/L 2008-05-07 (max 2670 UG/L 2007-09-11)

Monitoring well: GW-3 active
lat/long 33.9650732/-118.0472372
depth to gw: 46.61 - 51.35

Monitoring well: GW-3 active
lat/long: 33.9650732/-118.0472372
depth to gw: 46 61 - 51.35
sample data:
BTBZS 9 UG/L 2008-01-29 (max 2 1 UG/L 2007-05-29)
BZ 8 UG/L 2008-10-09 (max 157 UG/L 2007-03-09)
BZME 26.4 UG/L 2008-05-07
DCA11 2 5 UG/L 2008-07-17
DCE11 2 2 UG/L 2008-10-09 (max 3 1 UG/L 2008-05-07)
EBZ 4 5 UG/L 2008-05-07 (max 31 7 UG/L 2007-03-09)
GRO 189 UG/L 2008-10-09 (max 1370 UG/L 2006-04-05)
IPBZ 3 3 UG/L 2007-03-09
MTBE 53 1 UG/L 2008-10-09 (max 582 UG/L 2006-04-05)
NAPH 1 7 UG/L 2007-03-09
PBZN 1 3 UG/L 2008-05-07 (max 20 2 UG/L 2008-01-29)
PCE 31 6 UG/L 2008-10-09
TBA 31 2 UG/L 2007-05-29 (max 63.6 UG/L 2006-08-03)
TMB124 2 4 UG/L 2008-05-07 (max 2 8 UG/L 2007-05-29)
TMB135 1 UG/L 2008-05-07
XYLENES 20 3 UG/L 2008-05-07

Monitoring well: GW-4 active
lat/long: 33.9651533/-118.0474572
depth to gw: 44 02 - 48.93

Monitoring well: GW-4 active
lat/long: 33.9651533/-118.0474572
depth to gw: 44.02 - 48 93
sample data:
BTBZN 16 2 UG/L 2008-10-09
BTBZS 14 8 UG/L 2008-10-09
BZ 2580 UG/L 2008-10-09
BZME 29 4 UG/L 2008-10-09
DCE11 5 UG/L 2007-05-29
EBZ 644 UG/L 2008-10-09
GRO 7540 UG/L 2008-10-09
IPBZ 52 5 UG/L 2008-10-09 (max 54.2 UG/L 2008-01-29)
MTBE 247 UG/L 2008-10-09 (max 1950 UG/L 2007-05-29)
NAPH 118 UG/L 2008-10-09 (max 247 UG/L 2007-05-29)
PBZN 101 UG/L 2008-10-09
PCE 29 UG/L 2008-10-09 (max 41 8 UG/L 2008-07-17)
TBA 270 UG/L 2007-05-29
TBME 66 3 UG/L 2007-09-11
TCE 6 UG/L 2007-05-29
TMB124 282 UG/L 2008-10-09
TMB135 53 2 UG/L 2008-10-09
XYLENES 425 UG/L 2008-10-09

Monitoring well: GW-5 active
lat/long: 33.9649117/-118.0476866
depth to gw: 42 9 - 48 26

Monitoring well: GW-5 active
lat/long: 33.9649117/-118.0476866
depth to gw: 42.9 - 48.26
sample data:
DCA11 6 3 UG/L 2008-07-17
DCE11 16 3 UG/L 2008 10 09
FC11 4 9 UG/L 2008-10-09
GRO 55 1 UGA 2008-01-29 (max 154 UG/L 2007-05-29)
MTBE 2 UG/L 2008-10-09 (max 49 5 UG/L 2007-03-09)
PCE 11 8 UG/L 2008-10-09 (max 28.2 UG/L 2007-05-29)
TCE 1 3 UG/L 2008-10-09 (max 1 5 UG/L 2007-11-15)

Monitoring well: GW-6 active
lat/long: 33.9648372/-118.0474778

depth to gw: 46 63 - 51 63

Monitoring well: GW-6 active
lat/long: 33 96485722/-118 04741278
depth to gw: 46 63 - 51 63
sample data: DCA11 2 5 UG/L 2008-07-17

Monitoring well: MW7 active
lat/long: 33 96549/-118 0471596
depth to gw: 46 - 50 68

Monitoring well: MW7 active
lat/long: 33 96549/-118 0471596
depth to gw: 46 - 50 68
sample data:

| | | |
|---|---|---|
| BTBZN | .001 PPM 2007-03-08 | (max 1 PPM 2007-03-08) |
| BZ | 003 PPM 2007-03-08 | (max 1 PPM 2007-03-08) |
| DCA11 | 1 3 UG/L 2008-07-17 | |
| DCE11 | 7 UG/L 2008-10-09 | (max 6 4 UG/L 2007-03-12) |
| EBZ | 013 PPM 2007-03-08 | (max 1 1 PPM 2007-03-08) |
| FC11 | 1 6 UG/L 2008-10-09 | (max 1 8 UG/L 2007-05-29) |
| GRO | 95 UG/L 2008-07-17 | (max 110 UG/L 2007-03-12) |
| IPBZ | 001 PPM 2007-03-08 | (max 50 1 PPM 2007-03-08) |
| NAPH | 003 PPM 2007-03-08 | (max 50 1 PPM 2007-03-08) |
| PBZN | 003 PPM 2007-03-08 | (max 50 1 PPM 2007-03-08) |
| PCE | 19 4 UG/L 2008-10-09 | (max 79 2 UG/L 2008-07-17) |
| TMB124 | 006 PPM 2007-03-08 | (max 19 4 PPM 2007-03-08) |
| TMB135 | 002 PPM 2007-03-08 | (max 19 4 PPM 2007-03-08) |
| XYLENES | 035 PPM 2007-03-08 | (max 19 4 PPM 2007-03-08) |

Monitoring well: MW8 active
lat/long: 33 9651241/-118 0478598
depth to gw: 42 84 - 47 54

Monitoring well MW8 active
lat/long: 33 9651241/-118 0478598
depth to gw: 42 84 - 47 54
sample data BTBZN 002 PPM 2007-03-08 (max 19 4 PPM 2007-03-08)

Site: ARCO #1661
Address: 9151 PAINTER AVE
City: WHITTIER
Map Loc: 57 - about 4 mile S of the subject
Status: CLSD - Case Closed

The aquifer is potentially impacted The case, 03703008, is managed by the Regional Water Quality Board

AQUIFER USED FOR DRINKING WATER SUPPLY

1987-12-31: OTHER (USE DESCRIPTION FIELD)
1991-11-01: SOIL VAPOR EXTRACTION (SVE)
1991-11-04 SOIL VAPOR EXTRACTION (SVE)
1993-02-12: EXCAVATION
2000-09-27: EXCAVATION
2002-01-14: 13267 REQUIREMENT
2002-04-15: MONITORING REPORT - QUARTERLY
2002-05-15: INTERIM REMEDIAL ACTION PLAN
2002-05-15: SOIL AND WATER INVESTIGATION REPORT
2002-05-15: SOIL AND WATER INVESTIGATION REPORT
2002-06-12 13267 REQUIREMENT
2002-07-15: MONITORING REPORT - QUARTERLY
2002-07-15: SOIL AND WATER INVESTIGATION REPORT
2002-07-15: SOIL AND WATER INVESTIGATION REPORT
2002-10-15: MONITORING REPORT - QUARTERLY
2002-10-15: SOIL AND WATER INVESTIGATION REPORT
2003-01-15: MONITORING REPORT - QUARTERLY
2003-01-15: SOIL AND WATER INVESTIGATION REPORT
2003-03-31: SOIL AND WATER INVESTIGATION WORKPLAN
2003-04-15: MONITORING REPORT - QUARTERLY
2003-04-15: SOIL AND WATER INVESTIGATION REPORT
2003-06-25: STAFF LETTER
2003-07-15: MONITORING REPORT - QUARTERLY



2003-07-15: SOIL AND WATER INVESTIGATION REPORT
2003-08-25: SITE VISIT / INSPECTION / SAMPLING
2003-09-04: SITE VISIT / INSPECTION / SAMPLING
2003-09-25: CAP/RAP - FEASIBILITY STUDY REPORT
2003-09-25: CAP/RAP - FINAL REMEDIATION / DESIGN PLAN
2003-10-15: MONITORING REPORT - QUARTERLY
2003-10-15: SOIL AND WATER INVESTIGATION REPORT
2004-01-15: MONITORING REPORT - QUARTERLY
2004-01-15: SOIL AND WATER INVESTIGATION REPORT
2004-01-15: WELL INSTALLATION REPORT
2004-04-15: SOIL AND WATER INVESTIGATION REPORT
2004-05-20 STAFF LETTER
2004-07-15: MONITORING REPORT - QUARTERLY
2004-07-15: SOIL AND WATER INVESTIGATION REPORT
2004-10-15: MONITORING REPORT - QUARTERLY
2004-10-15: SOIL AND WATER INVESTIGATION REPORT
2005-01 15: MONITORING REPORT - QUARTERLY
2005-01-15: SOIL AND WATER INVESTIGATION REPORT
2005-04-15: MONITORING REPORT - QUARTERLY
2005-04 15: SOIL AND WATER INVESTIGATION REPORT
2005-07-15: MONITORING REPORT - QUARTERLY
2005-07-15: SOIL AND WATER INVESTIGATION REPORT
2005-08-25: SITE VISIT / INSPECTION / SAMPLING
2005-10-15: MONITORING REPORT - QUARTERLY
2005-10-15: SOIL AND WATER INVESTIGATION REPORT
2006-01-15: MONITORING REPORT - QUARTERLY
2006-01-15: SOIL AND WATER INVESTIGATION REPORT
2006-02-01: SITE VISIT / INSPECTION / SAMPLING
2006-04-15: MONITORING REPORT - QUARTERLY
2006-04-15: SOIL AND WATER INVESTIGATION REPORT
2006-07-15: MONITORING REPORT - QUARTERLY
2006-07-15: SOIL AND WATER INVESTIGATION REPORT
2006-08-28: SITE VISIT / INSPECTION / SAMPLING
2006-10-15: MONITORING REPORT - QUARTERLY
2006-10-15: SOIL AND WATER INVESTIGATION REPORT
2007-01-15: MONITORING REPORT - QUARTERLY
2007-01-15: SOIL AND WATER INVESTIGATION REPORT
2007-03-28: SITE VISIT / INSPECTION / SAMPLING
2007-04-15: MONITORING REPORT - QUARTERLY
2007-04-15: SOIL AND WATER INVESTIGATION REPORT
2007-07-15: MONITORING REPORT - QUARTERLY
2007-07-15: REMEDIAL PROGRESS REPORT
2007-07-15: SOIL AND WATER INVESTIGATION REPORT
2008-01-15: MONITORING REPORT - QUARTERLY
2008-01-15: SOIL AND WATER INVESTIGATION REPORT
2008-04-15: MONITORING REPORT - QUARTERLY
2008-04-15: SOIL AND WATER INVESTIGATION REPORT
2008-07-15: CONCEPTUAL SITE MODEL
2008-07-15: MONITORING REPORT - QUARTERLY
2008-10-15: CONCEPTUAL SITE MODEL
2008-10-15: MONITORING REPORT - QUARTERLY
2009-01-15: CONCEPTUAL SITE MODEL
2009-01-15: MONITORING REPORT - QUARTERLY
2009-04-15: CONCEPTUAL SITE MODEL
2009-04-15: MONITORING REPORT - QUARTERLY
2009-06-15: STAFF LETTER
2009-07-15: CONCEPTUAL SITE MODEL
2009-07-15: INTERIM REMEDIAL ACTION PLAN
2009-07-15: MONITORING REPORT - SEMI-ANNUALLY
2010-01-15: CONCEPTUAL SITE MODEL
2010-01-15: MONITORING REPORT - SEMI-ANNUALLY
2010-04-06: STAFF LETTER
2010-04-15: CONCEPTUAL SITE MODEL
2010-04-15: MONITORING REPORT - QUARTERLY
2010-04-15: MONITORING REPORT - SEMI-ANNUALLY
2010 10-15: CONCEPTUAL SITE MODEL
2010-10-15: MONITORING REPORT - SEMI-ANNUALLY
2011-02-07: REQUEST FOR CLOSURE
2011-07-15: CONCEPTUAL SITE MODEL
2011-07 15: MONITORING REPORT - SEMI ANNUALLY
2011-09-16 PETITION SUBMITTED FOR REVIEW
2012-01-15 CONCEPTUAL SITE MODEL
2012-04-15: CONCEPTUAL SITE MODEL



2012-04-15: MONITORING REPORT - SEMI-ANNUALLY
2012-07-16: CLOSURE/NO FURTHER ACTION LETTER
2012-07-16: CLOSURE/NO FURTHER ACTION LETTER
2012-07-24: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
2012-08-16: WELL DESTRUCTION REPORT

Monitoring well: E-1 no access
lat/long: 33 9539012/-118 0427101
depth to gw: 0 - 147 58
sample data:

| | | |
|---|---|---|
| BOD5 | 7 5 MG/L 2007-03-28 | |
| BTBZS | 77 UG/L 2011-10-20 | (max 7 5 UG/L 2011-10-20) |
| BZ | 110 UG/L 2012-03-05 | (max 7700 UG/L 2001-09-17) |
| BZME | 3 4 UG/L 2012-03-05 | (max 2200 UG/L 2001-09-17) |
| CH4 | 150 UG/L 2012-03-05 | (max 2000 UG/L 2007-03-28) |
| max 2000 UG/L 2007-03-28) | | |
| DIPE | 1 4 UG/L 2010-03-01 | (max 23 UG/L 2001-12-04) |
| DIPE | 2 6 UG/L 2012-03-05 | (max 23 UG/L 2001-12-04) |
| EBZ | 5 1 UG/L 2012-03-05 | (max 560 UG/L 2003-02-20) |
| FE2 | 300 UG/L 2011-04-28 | (max 3000 UG/L 2007-03-28) |
| GRO | /L 2007-03-28) | |
| GRO | 8800 UG/L 2002-05-01 | (max 20000 UG/L 2001-09-17) |
| GROC4C12 | 1800 UG/L 2010-03-01 | (max 22000 UG/L 2005-04-07) |
| HPC | 2870 MPN/ML 2007-03-28 | |
| 9800 UG/L 2002-05-01 | (max 20000 UG/L 2001-09-17) | |
| GROC4C12 | 700 UG/L 2012-03-05 | (max 22000 UG/L 2005-04-07) |
| HPC | 2870 MPN/ML 2007-03-28 | |
| IPBZ | 1 3 UG/L 2011-10-20 | |
| MTBE | 8 UG/L 2012-03-05 | (max 540 UG/L 2001-09-17) |
| NAPH | 2 1 UG/L 2011-10-20 | |
| NO3 | 12000 UG/L 2012-03-05 | |
| NO3N | 8500 UG/L 2011-04-28 | |
| PBZN | 3 7 UG/L 2010-03-01 | (max 2400 UG/L 2001-09-17) |
| TDS | 1300 MG/L 2007-03-28 | |
| TOC | 5 3 MG/L 2007-03-28 | |
| XYLENES | 53 UG/L 2010-03-01 | (max 2300 UG/L 2001-09-17) |
| XYLENES13011-10-20 | | |
| PH | 7 14 PH UNITS 2006-12-05 | |
| SO4 | 480000 UG/L 2012-03-05 | |
| TBA | 91 UG/L 2012-03-05 | (max 2400 UG/L 2001-09-17) |
| TDS | 1300 MG/L 2007-03-28 | |
| 14 | 44 UG/L 2010-03-01 | (max 1700 UG/L 2001-09-17) |
| XYLO | 8 5 UG/L 2010-03-01 | (max 600 UG/L TMB124 3 2 UG/L 2011-10-20 |
| TMB135 | 94 UG/L 2011-10-20 | (max 3 2 UG/L 2011-10-20) |
| TOC | 5 3 MG/L 2007-03-28 | |
| XYLENES | 8 5 UG/L 2012-03-05 | (max 2300 UG/L 2001-09-17) |
| XYLENES1314 | 8 UG/L 2012-03-05 | (max 1700 UG/L 2001-09-17) |
| XYLO | 1 5 UG/L 2012-03-05 | (max 600 UG/L 2001-09-17) |

Monitoring well: E 2 destroyed
lat/long: 33 9536701/-118 0431099
depth to gw: 0 - 146 3

Monitoring well: E-2 active
lat/long 33 9536701/-118 0431099
depth to gw: 23.2 - 146 3
sample data:

| | | |
|---|---|---|
| BZ | .31 UG/L 2007-05-24 | (max 8 5 UG/L 2006-05-12) |
| CH4 | 3 1 UG/L 2010-03-01 | (max 120 UG/L 2007-03-28) |
| DIPE | 62 UG/L 2010-03-01 | (max 3 1 UG/L 2008-08-14) |
| GRO | 100 UG/L 2001-09-17 | |
| GROC4C12 | 74 UG/L 2010-03-01 | (max 120 UG/L 2003-02-20) |

Monitoring well: E-2 destroyed
lat/long: 33.9538701/-118 0431099
depth to gw: 0 - 146.3
samp

| | | |
|---|---|---|
| HPC | 1890 MPN/ML 2007-03-28 | |
| MTBE | 190 UG/L 2010-03-01 | |
| NO3N | 4600 UG/L 2010-03le data BZ 38 UG/L 2011-10-20 | (max 1 5 UG/L |
| 2006-05-12) | | |
| BZME | 2 8 UG/L 2010-08-25 | |
| CH4 | 2 1 UG/L 2011-04-28 | (max 120 UG/L 2007-03-28) |
| DCBZ12 | 42 UG/L 2011-10 20 | (-01 |
| PH | 7 01 PH UNITS 2006-12-05 | |
| SO4 | 420000 UG/L 2010-03-01 | (max 620000 UG/L 2009-05-05) |



| | | |
|---|---|---|
| TAME | 1 9 UG/L 2010-03-01 | |
| TBA | 79 UG/L 2010-03-01 | |
| max 2 1 UG/L 2011-10-20) | | |
| DIPE | 51 UG/L 2011-10-20 | (max 2 1 UG/L 2008-08-14) |
| EBZ | 1 UG/L 2010-08-25 | |
| FE2 | 2000 UG/L 2011-04-28 | |
| GRO | 100 UG/L 2001-09-17 | |
| TDS | 1200 MG/L 2007-03-28 | |
| TOC | 2 6 MG/L 2007-03-28 | |
| | GROC4C12 200 UG/L 2011-04-28 | |
| HPC | 1890 MPN/ML 2007-03-28 | |
| MTBE | 3 9 UG/L 2012-03-05 | (max 460 UG/L 2011-04-28) |
| NO3 | 9100 UG/L 2012-03-05 | (max 3 8 UG/L 2012-03-05) |
| NO3N | 5800 UG/L 2011-04-28 | |
| PH | 7 01 PH UNITS 2006-12-05 | |
| SO4 | 410000 UG/L 2012-03-05 | (max 620000 UG/L 2009-05-05) |
| TAME | 1 9 UG/L 2010-03-01 | |
| TBA | 12 UG/L 2011-10-20 | (max 190 UG/L 2011-04-28) |
| TDS | 1200 MG/L 2007-03-28 | |
| TOC | 2 6 MG/L 2007-03-28 | |
| XYLENES | 8 UG/L 2010-08-25 | |
| XYLENES1314 | 5 UG/L 2010-08-25 | |
| XYLO | 3 UG/L 2010-08-25 | |

Monitoring well: E-3 no access
lat/long: 33 9538502/-118 0425698
depth to gw: 0 - 147.25

Monitoring well: E-3 no access
lat/long: 33 9538502/-118 0425698
depth to gw: 0 - 147.25
sample data:

| | | |
|---|---|---|
| BOD5 | 23 MG/L 2007-03-28 | |
| BZ | 160 UG/L 2010-03-01 | (max 8800 UG/L 2007-08-22) |
| BZME | 14 UG/L 2010-03-01 | (max 1600 UG/L 2003-05-22) |
| CH4 | 110 UG/L 2010-03-01 | (max 5000 UG/L 2007-03-28) |
| DIPE | 1 3 UG/L 2010-03-01 | (max 3 4 UG/L 2009-10-29) |
| EBZ | 68 UG/L 2010-03-01 | (max 1600 UG/L 2003-05-22) |
| ETBE | 31 UG/L 2004-04-02 | |
| FE2 | 1000 UG/L 2010-03-01 | (max 8000 UG/L 2008-05-02) |
| GRO | 11000 UG/L 2002-05-01 | (max 15000 UG/L 2001-09-17) |
| GROC4C12 | 1200 UG/L 2010-03-01 | (max 20000 UG/L 2006-02-01) |
| HPC | > 7380 MPN/ML 2007-03-28 | |
| MTBE | 5 1 UG/L 2010-03-01 | (max 330 UG/L 2004-04-02) |

Monitoring well: E-3 no access
lat/long: 33 9538502/-118 0425698
depth to gw 0 - 147.25
sam

| | | |
|---|---|---|
| NO3N | 850 UG/L 2010-03-01 | (max 5600 UG/L 2009-05-05) |
| PH | 7 09 PH UNITS 2006-12-05pke data BOD5 23 MG/L 2007-03-28 | |
| BTBZN | 39 UG/L 2011-10-20 | (max 23 UG/L 2011-10-20) |
| BZ | 100 UG/L 2012-03-05 | (max 8800 UG/L 2007-08-22) |
| BZME | 83 UG/L 2012-03-05 | ( |
| SO4 | 88000 UG/L 2010-03-01 | (max 360000 UG/L 2009-05-05) |
| TBA | 6 8 UG/L 2010-03-01 | (max 2700 UG/L 2004-04-02) |
| TDS | 1300 MG/L 2007-03-28 | |
| TOC | 4 8 MG/L 200max 1600 UG/L 2003-05-22) | |
| CH4 | 560 UG/L 2012-03-05 | (max 5000 UG/L 2007-03-28) |
| DIPE | 1 3 UG/L 2012-03-05 | (max 3 4 UG/L 2009-10 29) |
| EBZ | 99 UG/L 2012-03-05 | (max 16007-03-28 |
| XYLENES | 100 UG/L 2010-03-01 | (max 3400 UG/L 2003-05-22) |
| XYLENES1314 | UG/L 2003-05-22) | |
| ETBE | 31 UG/L 2004-04-02 | |
| FE2 | 400 UG/L 2012-03-05 | (max 8000 UG/L 2008-05-02) |
| GRO | 11000 UG/L 2002-05-01 | (max 15000 UG/L 2001-09-17) |
| GROC4C12 | 660 UG/L 2012-03-05 | (max 20000 UG/L 2006-02-01) |
| HPC | > 7380 MPN/ML 2007-03-28 | |
| IPBZ | 3 UG/L 2011-10-20 | (max 7380 UG/L 2011-10-20) |
| MTBE | 3 1 UG/L 2012-03-05 | (max 330 UG/L 2004-04-02) |
| NO3 | 440 UG/L 2012-03-05 | |
| NO3N | 2300 UG/L 2011 04-28 | (max 5600 UG/L 2009-05-05) |
| PH | 7 09 PH UNITS 2006-12-05 | |
| SO4 | 120000 UG/L 2012 03-05 | (max 360000 UG/L 2009-05-05) |
| TBA | 6 8 UG/L 2010-03-01 | (max 2700 UG/L 2004-04-02) |

| | | |
|---|---|---|
| | TDS | 1300 MG/L 2007-03-28 |
| | TOC | 4 8 MG/L 2007-03-28 |
| | XYLENES | 1 5 UG/L 2012-03-05 (max 3400 UG/L 2003-05-22) |
| | XYLENES1314 | 1 5 UG/L 2012-03-05 (max 2800 UG/L 2003-05-22) |
| | XYLO | 4 6 UG/L 2011-04-28 (max 540 UG/L 2003-05-22) |
| Monitoring well: | E-4 no access | |
| lat/long: | 33 9536903/-118 0427097 | |
| depth to gw: | 0 - 146 77 | |
| Monitoring well: | E-4 no access | |
| lat/long: | 33 9536903/-118 0427097 | |
| depth to gw: | 0 - 146 77 | |
| sample data: | BOD5 | 6 2 MG/L 2007-03-28 |
| | BZ | 73 UG/L 2010-03-01 (max 1600 UG/L 2004-04-02) |
| | BZME | 29 UG/L 2010-03-01 (max 170 UG/L 2004-04-02) |
| | CH4 | 2500 UG/L 2010-03-01 |
| | EBZ | 600 UG/L 2010-03-01 |
| | ETBE | 2 4 UG/L 2010-03-01 (max 27 UG/L 2001-09-17) |
| | FE2 | 5000 UG/L 2010-03-01 |
| | GRO | 1300 UG/L 2002-05-01 (max 5000 UG/L 2001-12-04) |
| | GROC4C12 | 9600 UG/L 2010-03-01 (max 7900 UG/L 2008-11-25) |
| | HPC | 2020 MPN/ML 2007-03-28 |
| | MTBE | 2 8 UG/L 2009-10-29 (max 640 UG/L 2001-09-17) |
| | NO3N | 1600 UG/L 2009-05-05 |
| | PH | 7 21 PH UNITS 2006-12-05 |
| | SO4 | 700 UG/L 2010-03-01 (max 82000 UG/L 2008-05-02) |
| | TBA | 69 UG/L 2009-10-29 (max 5500 UG/L 2004-10-01) |
| | TDS | 84 |
| Monitoring well: | E-4 no access | |
| lat/long: | 33 9536903/-118 0427097 | |
| depth to gw: | 0 - 146 77 | |
| sam0 MG/L 2007-03-28 | (max 68 MG/L 2007-03-28) | |
| | TOC | 4 2 MG/L 2007-03-28 |
| | XYLENES | ple data:BOD5 6.2 MG/L 2007-03-28 |
| | BTBZN | 2 8 UG/L 2011-10-20 |
| | BTBZS | 1 2 UG/L 370 UG/L 2010-03-01 |
| | XYLENES1314 | 310 UG/L 2010-03-01 |
| | XYLO | 65 UG/L 2010-03-01 |
| 2011-10-20 | | |
| | BTBZT | 25 UG/L 2011-10-20 (max 1 2 UG/L 2011 10-20) |
| | BZ | 1 3 UG/L 2012-03-05 (max 1600 UG/L 2004-04-02) |
| | BZME | 1 1 UG/L 2012-03-05 (max 170 UG/L 2004-04-02) |
| | CH4 | 180 UG/L 2012-03-05 (max 2500 UG/L 2010-03-01) |
| | EBZ | 11 UG/L 2012-03-05 (max 600 UG/L 2010-03-01) |
| | ETBE | 43 UG/L 2010-08-25 (max 27 UG/L 2001-09-17) |
| | FE2 | 300 UG/L 2011-04-28 (max 5000 UG/L 2010-03-01) |
| | GRO | 1300 UG/L 2002 05-01 (max 5000 UG/L 2001-12-04) |
| | GROC4C12 | 2300 UG/L 2012-03-05 (max 7900 UG/L 2008-11-25) |
| | HPC | 2020 MPN/ML 2007-03-28 |
| | IPBZ | 2 4 UG/L 2011-10-20 |
| | MTBE | 75 UG/L 2010-08-25 (max 640 UG/L 2001-09-17) |
| | NAPH | 5 1 UG/L 2011-10-20 |
| | NO3 | 12000 UG/L 2012-03-05 |
| | NO3N | 9600 UG/L 2011-04-28 (max 1600 UG/L 2009-05-05) |
| | PBZN | 7 9 UG/L 2011-10 20 |
| | PCE | 32 UG/L 2011-10 20 (max 7 9 UG/L 2011-10-20) |
| | PH | 7 21 PH UNITS 2006-12-05 |
| | SO4 | 450000 UG/L 2012-03-05 (max 500000 UG/L 2011-04-28) |
| | TBA | 46 UG/L 2010-08-25 (max 5500 UG/L 2004-10-01) |
| | TCLME | 39 UG/L 2011-10-20 (max 46 UG/L 2011-10-20) |
| | TDS | 940 MG/L 2007-03-28 (max 46 MG/L 2007-03-28) |
| | TMB124 | 2 UG/L 2011-10-20 |
| | TMB135 | 88 UG/L 2011-10-20 (max 2 UG/L 2011-10-20) |
| | TOC | 4 2 MG/L 2007-03-28 |
| | XYLENES | 15 UG/L 2012-03-05 (max 370 UG/L 2010-03-01) |
| | XYLENES1314 | 13 UG/L 2012-03-05 (max 310 UG/L 2010-03-01) |
| | XYLO | 2 UG/L 2012-03-05 (max 65 UG/L 2004-04-02) |
| Monitoring well: | E-5 destroyed | |
| lat/long | 33.9540497/-118 0429495 | |
| depth to gw: | 0 - 147 92 | |



| | | |
|---|---|---|
| Monitoring well | E-5 active | |
| lat/long: | 33.9540497/-118 0429495 | |
| depth to gw: | 24.62 - 147 92 | |
| sample data: | BOD5 | 2 MG/L 2007-03-28 |
| | BZ | 37 UG/L 2010-03-01 (max 450 UG/L 2005-04-07) |
| | BZME | 62 UG/L 2006-08-29 (max 15 UG/L 2003-11-24) |
| | CH4 | 100 UG/L 2010-03-01 (max 420 UG/L 2007-03-28) |
| | DIPE | 2 6 UG/L 2010-03-01 (max 100 UG/L 2006-05-12) |
| | EBZ | 3 1 UG/L 2010-03-01 (max 60 UG/L 2005-04-07) |
| | FE2 | 100 UG/L 2010-03-01 (max 4000 UG/L 2006-12-05) |
| | GRO | 840 UG/L 2002-05-01 (max 1500 UG/L 2001-12-04) |
| | GROC4C12 | 430 UG/L 2010-03-01 (max 2600 UG/L 2003-05-22) |
| | HPC | 4140 MPN/ML 2007-03-28 |
| | MTBE | 12 UG/L 2010-03-01 (max 160 UG/L 2001-09-17) |
| | NO3N | 110 UG/L 2010-03-01 (max 700 UG/L 2008-05-02) |
| | PH | 6 9 PH UNITS 2006-12-05 |
| | SO4 | 57000 UG/L 2010-03-01 (max 800000 UG/L 2009-05-05) |
| | TBA | 7 3 UG/L 2009-05-05 (max 64 UG/L 2003-02-20) |
| | TDS | 1300 MG/L 2007-03-28 |
| | TOC | 7 8 MG/L 2007-03-28 |
| | XYLENES | 2 4 UG/L 2010-03-01 (max 41 UG/L 2003-11-24) |
| | XYLENES1314 | 76 UG/L 2010-03-01 (max 31 UG/L 2003-11-24) |
| | XYLO | 1 6 UG/L 2010-03-01 |
| Monitoring well | E-5 destroyed | |
| lat/long: | 33.9540497/-118 0429495 | |
| depth to gw: | 0 - 147 92 | |
| sample data: | BOD5 | 2 MG/L 2007-03-28 |
| | BTBZS | 86 UG/L 2011-10-20 (max 2 UG/L 2011-10-20) |
| | BZ | 2 UG/L 2012-03-05 (max 450 UG/L 2005-04-07) |
| | BZME | 2 8 UG/L 2010-08-25 (max 15 UG/L 2003-11-24) |
| | CH4 | 90 UG/L 2012-03-05 (max 420 UG/L 2007-03-28) |
| | CLBZ | 2 8 UG/L 2011-10-20 |
| | DCBZ14 | 2 4 UG/L 2011-10-20 |
| | DIPE | 1 5 UG/L 2012-03-05 (max 5 5 UG/L 2007-03-28) |
| | EBZ | 1 8 UG/L 2012-03-05 (max 60 UG/L 2005-04-07) |
| | FE2 | 1000 UG/L 2012-03-05 (max 4000 UG/L 2006-12-05) |
| | GRO | 840 UG/L 2002-05-01 (max 1500 UG/L 2001-12-04) |
| | GROC4C12 | 370 UG/L 2012-03-05 (max 2600 UG/L 2003-05-22) |
| | HPC | 4140 MPN/ML 2007-03-28 |
| | IPBZ | 45 UG/L 2011-10-20 (max 4140 UG/L 2011-10-20) |
| | MTBE | 5 9 UG/L 2012-03-05 (max 160 UG/L 2001-09-17) |
| | NO3 | 530 UG/L 2012-03-05 |
| | NO3N | 470 UG/L 2011-04-28 (max 700 UG/L 2008-05-02) |
| | PBZN | 42 UG/L 2011-10-20 (max 470 UG/L 2011-10-20) |
| | PH | 6 9 PH UNITS 2006-12-05 |
| | SO4 | 54000 UG/L 2012-03-05 (max 800000 UG/L 2009-05-05) |
| | TBA | 26 UG/L 2012-03-05 (max 64 UG/L 2003-02-20) |
| | TDS | 1300 MG/L 2007-03-28 |
| | TMB124 | 75 UG/L 2011-10-20 (max 1300 UG/L 2011-10-20) |
| | TOC | 7 8 MG/L 2007-03-28 |
| | XYLENES | 1 5 UG/L 2012-03-05 (max 41 UG/L 2003-11-24) |
| | XYLENES1314 | 1 5 UG/L 2012-03-05 (max 31 UG/L 2003-11-24) |
| | XYLO | 2 1 UG/L 2010-08-25 |
| Monitoring well | E-6 destroyed | |
| lat/long: | 33.9534499/-118 0430796 | |
| depth to gw: | 0 - 145 | |
| Monitoring well | E-6 active | |
| lat/long: | 33 9534499/-118 0430796 | |
| depth to gw: | 22.75 - 145 | |
| sample data: | CH4 | 8 7 UG/L 2010-03-01 |
| | HPC | 230 MPN/ML 2007-11-06 (max 1160 MPN/ML 2007-03-28) |
| | NO3N | 14000 UG/L 2010-03-01 |
| | PH | 7 39 PH UNITS 2006-12-05 |
| | SO4 | 630000 UG/L 2010-03-01 (max 1000000 UG/L 2007-03-28) |
| | TDS | 2100 MG/L 2007-03-28 |
| | TOC | 1300 UG/L 2007-11-06 |
| Monitoring well: | E-6 destroyed | |
| lat/long: | 33 9534499/-118 0430796 | |
| depth to gw: | 0 - 145 | |



| | | |
|---|---|---|
| sample data: | BZ | 48 UG/L 2010-08-25 (max 2 1 UG/L 2010-08-25) |
| | BZME | 4 4 UG/L 2010-08-25 |
| | CH4 | 8 7 UG/L 2010-03-01 |
| | EBZ | 86 UG/L 2010-08-25 (max 8 7 UG/L 2010-08-25) |
| | GROC4C12 | 44 UG/L 2010-08-25 |
| | HPC | 230 MPN/ML 2007-11-06 (max 1160 MPN/ML 2007-03-28) |
| | MTBE | 54 UG/L 2011-04-28 (max 230 UG/L 2011-04 28) |
| | NO3 | 8800 UG/L 2012-03-05 |
| | NO3N | 8800 UG/L 2011-04-28 (max 14000 UG/L 2010-03-01) |
| | PH | 7 39 PH UNITS 2006-12-05 |
| | SO4 | 730000 UG/L 2012-03-05 (max 1000000 UG/L 2007-03-28) |
| | TDS | 2100 MG/L 2007-03 28 |
| | TOC | 1300 UG/L 2007-11-06 |
| | XYLENES | 7 UG/L 2010-08-25 |
| | XYLENES1314 | 4 4 UG/L 2010-08-25 |
| | XYLO | 2 6 UG/L 2010-08-25 |
| Monitoring well | E-7 no access | |
| lat/long: | 33 9539697/-118 0423498 | |
| depth to gw: | 0 - 146.86 | |
| Monitoring well | E-7 no access | |
| lat/long: | 33 9539697/-118 0423498 | |
| depth to gw: | 0 - 146.86 | |
| sample data: | CH4 | 15 UG/L 2008-05-02 (max 110 UG/L 2007-03-28) |
| | DIPE | 56 UG/L 2006-08-29 (max 15 UG/L 2006-08-29) |
| | GROC4C12 | 25 UG/L 2008-05-02 (max 300 UG/L 2006-05-12) |
| | HPC | 80 MPN/ML 2007-11-06 (max 170 MPN/ML 2007-03-28) |
| | MTBE | 18 UG/L 2008-08-14 (max 200 UG/L 2004-07-02) |
| | NO3N | 3800 UG/L 2008-05-02 |
| | SO4 | 230000 UG/L 2008-05-02 |
| | TDS | 1100 MG/L 2007-03-28 |
| | TOC | 1600 UG/L 2007-11-06 |
| Monitoring well | E-7 no access | |
| lat/long: | 33 9539697/-118 0423498 | |
| depth to gw: | 0 - 146.86 | |
| sample data: | BZ | 35 UG/L 2010-08-25 (max 2 6 UG/L 2010-08-25) |
| | BZME | 2 UG/L 2010-08-25 |
| | CH4 | 12 UG/L 2011-04-28 (max 110 UG/L 2007-03-28) |
| | DIPE | 56 UG/L 2006-08-29 (max 12 UG/L 2006-08-29) |
| | EBZ | 54 UG/L 2010-08-25 (max 12 UG/L 2010-08-25) |
| | GROC4C12 | 25 UG/L 2012-03-05 (max 300 UG/L 2006-05-12) |
| | HPC | 80 MPN/ML 2007-11-06 (max 170 MPN/ML 2007-03-28) |
| | MTBE | 1 1 UG/L 2010-08-25 (max 200 UG/L 2004-07-02) |
| | NO3 | 6500 UG/L 2012 03-05 |
| | NO3N | 6800 UG/L 2011-04-28 |
| | SO4 | 270000 UG/L 2012-03-05 |
| | TCLME | 86 UG/L 2011-10 20 (max 270000 UG/L 2011-10 20) |
| | TDS | 1100 MG/L 2007-03-28 |
| | TOC | 1600 UG/L 2007-11-06 |
| | XYLENES | 3 8 UG/L 2010-08-25 |
| | XYLENES1314 | 2 4 UG/L 2010-08-25 |
| | XYLO | 1 3 UG/L 2010-08-25 |
| Monitoring well: | E-8 destroyed | |
| lat/long | 33 9532295/-118 0424202 | |
| depth to gw | 0 - 145 45 | |
| Monitoring well | E-8 active | |
| lat/long: | 33 9532295/-118 0424202 | |
| depth to gw: | 22 04 - 145 45 | |
| sample data: | CH4 | 3 1 UG/L 2010-03-01 |
| Monitoring well: | E-8 destroyed | |
| lat/long: | 33 9532295/-118 0424202 | |
| depth to gw: | 0 - 145 45 | |
| sample data: | BZ | 92 UG/L 2011-10 20 (max 1 3 UG/L 2010-08-25) |

Site: RAINBOW CAR WASH
Address: 12604 E WHITTIER BLVD
City WHITTIER



Map Loc: 58 - about .4 mile N of the subject
Status: CLSD - Case Closed

Only the soil is impacted. The case, 03792928,

SOIL

Site: RAINBOW CAR WASH
Address: 12604 E WHITTIER BLVD
City: WHITTIER
Map Loc: 58 - about .4 mile N of the subject
Status: NRA -

Site: OMEGA RECOVERY FACILITY
Address: 12504 E WHITTIER BLVD
City: WHITTIER
Map Loc: 61 - about .5 mile N of the subject
Status: NRA -

The case, 43228226,

USEPA SUPERFUND SITE SITE INFORMATION CAN BE FOUND AT: HTTP://YOSEMITE.EPA.GOV/R9/SFUND/R9SFDOCW.NSF/DB29676AB46E8048188257426007437340064A6E072 7CE27882570070O5E93F1!OPENDOCUMENT#DESCR

Site: WHITTIER AREA FED CREDIT UNION
Address: 7954 S GREENLEAF AVE
City: WHITTIER
Map Loc: 63 - about .5 mile NE of the subject
Status: CLSD - Case Closed

Only the soil is impacted. The case, 03704478,

SOIL

Site: CHEVRON #9-7441
Address: 12376 WASHINGTON BLVD
City WHITTIER
Map Loc: 65 - about .5 mile NW of the subject
Status CLSD - Case Closed

The aquifer is potentially impacted. The case, 03704877,

AQUIFER USED FOR DRINKING WATER SUPPLY

SWIS **Solid Waste Information System**

As legislated under the Solid Waste Management and Resource Recovery Act of 1972, the California Waste Management Board maintains lists of certain facilities, i e Active solid waste disposal sites, Inactive or Closed solid waste disposal sites and Transfer facilities

*No listings within 1 mile radius of the subject site*

**WIP** **Well Investigation Program**

The Well Investigation Program (AB1803) identifies groundwater that is already contaminated and empowers the California Department of Health Services and local health officers to order ongoing monitoring programs The focus of this program is to monitor and protect drinking water

*No listings within 1 mile radius of the subject site*

**WQ** **Drinking Water Program**

The California Health and Safety Code section 116275-116300 stipulates that it is the intent of the Legislature to improve laws governing drinking water quality to improve upon the minimum requirements of the federal Safe Drinking Water Act Amendments of 1986, to establish primary drinking water standards that are at least as stringent as those established under the federal Safe Drinking Water Act, and to establish a program under this chapter that is more protective of public health than the minimum federal requirements

In order to provide for the orderly and efficient delivery of safe drinking water the State Department of Health Services collect information on the quality of public drinking water wells under the California Drinking Program

Below, the latest and maximum analysis of contaminants are reported (only positive reading are included) MCL is the Maximum Contaminant Level or enforceable drinking water standard RPHL is the Recommended Public Health Level Additional information is available upon request

*No listings within half of a mile radius of the subject site*

## REGIONAL SOURCES

**NT** **Toxic Releases**

The California Regional Water Quality Control Boards or local Department of Health Services keeps track of toxic releases to the environment These lists are known as Unauthorized Releases, Spill, Leaks, Investigations and Cleanups (SLIC), Non-Tank Releases, Toxics List or similar, depending on the local agency

*This list has been researched within half of a mile radius of the subject site*

Site: WALGREENS INDUSTRIAL PROPERTY
Address: 12920 E WHITTIER BLVD, & GREEN
City: WHITTIER
Map Loc 52 - about 3 mile NE of the subject
Status CLSD - Case Closed

Id: SL2048D1698 , substance: PET, VOC

000

Site: ARCO AM/PM #1661
Address: 9151 PAINTER AVE
City: WHITTIER
Map Loc: 57 - about 4 mile S of the subject
Status: NRA

Id: 044874

Site: OMEGA RECOVERY FACILITY
Address: 12504 E WHITTIER BLVD



City: WHITTIER
Map Loc: 61 - about 5 mile N of the subject
Status: INACT - Inactive

Id: SLT43228226

000 EP1USEPA SUPERFUND SITE SITE INFORMATION CAN BE FOUND AT: HTTP //YOSEMITE EPA GOV/R9/SFUND.NSF/DOCW N5FID6296276AB46E8881882574260074373400664A6E07 27CE278825700700SE83F1!OPENDOCUMENT#DESCR

Site: OMEGA RECOVERY FACILITY
Address: 12504 E WHITTIER BLVD
City: WHITTIER
Map Loc: 61 - about 5 mile N of the subject
Status: NRA

Id: 4-0361

Site: SLAUSON DISTRIBUTION CENTER
Address: 12500 SLAUSON AVE
City: SANTA FE SPRINGS
Map Loc: 64 - about 5 mile W of the subject
Status: NRA

Id: 4-1012 , substance: PCE

Site: SLAUSON DISTRIBUTION CENTER
Address: 12500 SLAUSON AVE
City: SANTA FE SPRING
Map Loc: 64 - about 5 mile W of the subject
Status: CLSD - Case Closed

Id: SL204EHZ412

0001 2002-06-06: CLOSURE/NO FURTHER ACTION LETTER
2002-11-06: * NO ACTION

Site: MOBILE JALK FEE OIL PRODUCTION
Address: SANTA FE SPRINGS RD
City: SANTA FE SPRINGS
Status: NRA

Id: 203

**LD** **Land Disposal Sites**

The Land Disposal program managed by the State Water Control Board, regulates the waste discharge to land for treatment, storage and disposal in waste management units Waste managment units include waste piles, surface impoundments, and landfills California Code of Regulations (CCR) Title 23, (Chapter 15) contains the regulatory requirements for hazardous waste CCR Title 27, contains the regulatory requirements for wastes other than hazardous waste

*No listings within half of a mile radius of the subject site.*



**TPC** **Toxic Pits**

The Toxic Pits Clean-Up Act (Katz Bill) places strict limitations on the discharge of liquid hazardous wastes into surface impoundment, toxic ponds, pits and lagoons Regional Water Quality Control Boards are required to inspect all surface impoundment annually, in addition, every facility was required to file a Hydrogeological Assessment Report Recent legislation allows the Department of Health Services to exempt facilities that closed on or before December 31, 1985, if a showing is made that no significant environmental risk remains (AB1046)

Special exemption provisions have been created for surface impoundment that receive mining wastes

*No listings within 1 mile radius of the subject site*

**SWAT** **Solid Waste Assessment Test - Regional**

This program, provided for under the Calderon legislation (Section 13273 of the Water Code), requires that disposal sites with more than 50,000 cubic yards of waste provide sufficient information to the regional water quality control board to determine whether or not the site has discharged hazardous substances which will impact the environment

Site operators are required to file Solid Waste Assessment Test reports on a staggered basis Operators of the 150 highest ranking (Rank 1) sites were required to submit Solid Waste Assessment Tests by July 1, 1987, Rank 2 in 1988 and so on

Operators submit water quality tests to the Regional Water Quality Control Board, describing surface and groundwater quality and supply; and the geology within 1 mile of the site Air quality tests are submitted to the local Air Quality Management District or Air Pollution Control District

This program is currently not funded and thus not updated

Status Codes: Facilities or sites are ranked within each region on a scale 1-15 according to priority

*No listings within 1 mile radius of the subject site*

## OPERATING PERMITS

Various agencies issue operating permits or regulate the handling, movements, storage and disposal of hazardous materials and require mandatory reporting The inclusion in this section does not imply that an environmental problem exists presently or has in the past

**RCRA-G** **Resource Conservation and Recovery Information System - Generators**

The Environmental Protection Agency regulates generators of hazardous material through the Resource Conservation and Recovery Act (RCRA) All hazardous waste generators are required to notify EPA of their existence by submitting the Federal Notification of Regulated Waste Activity Form (EPA Form 8700-12) or a state equivalent form The notification form provides basic identification information and specific waste activities

Status Codes: L - Generators who generate at least 1000 kg/mo of non-acutely hazardous waste (or 1 kg/mo of acutely hazardous waste)
S - Generators who generate 100 kg/mo but less than 1000 kg/mo of non-acutely haz waste
T - Transporter

*This list has been researched within a quarter of a mile radius of the subject site*



Site: ROADWEST OIL COMPANY
Address: 8643 SHOEMAKER AVE
City: WHITTIER
Map Loc 8 - about 1 mile SE of the subject
Status:

Permit Id#: CAT080029770

This facility is a transporter Acknowledge date 03/31/1991
On 11/01/1984 a non-financial record review was performed by the State
On 04/04/1985 a compliance evaluation inspection on-site was performed by the State
On 11/01/1984 a compliance evaluation inspection on-site was performed by the State

Site: UNOCAL SVC STA #4606
Address: 8803 PAINTER AVE
City: WHITTIER
Map Loc 16 - about 2 mile SE of the subject
Status:

Permit Id#: CAD981643802

Site SPEE DEE OIL CHANGE AND TUNE U
Address: 13419 LAMBERT RD
City: WHITTIER
Map Loc: 24 - about 3 mile SE of the subject
Status: S - Small Generator

Permit Id#: CAD093695534

Acknowledge date 07/16/1992

Site: AMERICO TRANSMISSION & RADIATO
Address: 13422 LAMBERT RD
City: WHITTIER
Map Loc: 26 - about 2 mile SE of the subject
Status: S - Small Generator

Permit Id#: CAD982016107

Acknowledge date 03/31/1991
Activities at this facility include:

Site: 7-ELEVEN STORE 2114-18470/ WPD
Address: 8438 SANTA FE SPRINGS RD
City: WHITTIER
Map Loc: 36 - about 3 mile NW of the subject
Status:

Permit Id#: CAD981464019

Site WALGREENS #5649
Address: 8201 S GREENLEAF AVE
City: WHITTIER
Map Loc 38 - about 3 mile NE of the subject
Status: E - Conditionally Exempt SQG

Permit Id#: CAL000324021

Activities at this facility include:

Site: RITE AID #5494
Address 8508 PAINTER AVE
City WHITTIER
Map Loc: 42 - about 3 mile E of the subject
Status: L - Large Generator

Permit id#: CAL000379702

Activities at this facility include:

Site: THRIFTY WHITTIER
Address: 8508 S PAINTER AVE
City: WHITTIER
Map Loc: 43 - about 3 mile E of the subject
Status: S - Small Generator

Permit id#: CA9000628332

Acknowledge date 07/30/1997
Activities at this facility include:

Site: QUAD CLEANERS
Address: 8330 S PAINTER AVE,UNIT D
City: WHITTIER
Map Loc: 48 - about 3 mile E of the subject
Status: S - Small Generator

Permit id#: CAD983663502

Acknowledge date 09/08/1993

**SARA** **SARA Title III,section 313 (TRIS)**

Title III of the Superfund Amendments and Reauthorization Act,Section 313, also known as Emergency Planning and Community Right-to-Know Act of 1986 requires owners or operators of facilities with more than 10 employees and are listed under Standard Industrial Classification(SIC) Codes 20 through 39 to report the manufacturing, processing or use of more than a threshold of certain chemical or chemical categories listed under section 313 This database is also known as Toxic Release Information System (TRIS)

Below summary information for the last five year period is reported grouping the releases into air, water, underground injection, land, public offsite treatment (potw) and transportation offsite

*No listings within a quarter of a mile radius of the subject site*

**NC** **Nuclear Regulatory Commission Licensees**

The Nuclear Regulatory Commission, Office of Nuclear Material Safety and Safeguards has been mandated (10 CFR Ch 1 42) to protect the public health and safety, the common defense and security, and the environment by licensing, inspection, and environmental impact assessment for all nuclear facilities and activities, and for the import and export of special nuclear material

*No listings within a quarter of a mile radius of the subject site*

**PCB** **PCB Waste Handlers Database**

The U S Environmental Protection Agency tracks generators, transporters, commercial stores and/or brokers and disposers of PCB's in accordance with the Toxic Substance Control Act. x

*No listings within a quarter of a mile radius of the subject site*

**PCS** **Permit Compliance System**

PCS is a database that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities PCS was developed by The U S Environmental Protection Agency to meet the information



needs of the NPDES program under the Clean Water Act PCS tracks permit, compliance, and enforcement states of NPDES facilities

*No listings within a quarter of a mile radius of the subject site*

**AFS** **AIRS Facility System**

AFS contains emissions and compliance data on air pollution point sources tracked by the U S EPA and state and local environmental regulatory agencies There are seven "criteria pollutants" for which data must be reported to EPA and stored in AIRS: PM10 (particulate matters less than 10 microns in size), carbon monoxide, sulfur dioxide, nitrogen dioxide, lead, reactive volatile organic compounds (VOC), and ozone.

AFS replaces the former Compliance Data System (CDS), the National Emission Data System (NEDS), and the Storage and Retrieval of Aeromatic Data (SAROAD)

*No listings within a quarter of a mile radius of the subject site*

**PE** **Section Seven Tracking System (SSTS)**

SSTS evolved from the FIFRA and TSCA Enforcement System (FATES) SSTS tracks the registration of all pesticide producing establishments and tracks annually the types and amounts of pesticides, active ingredients, and devices that are produced, sold or distributed each year

*This list has been researched within a quarter of a mile radius of the subject site*

Site: CHAMPION CHEMICAL CO
Address: 8319 S GREENLEAF AVE
City: WHITTIER
Map Loc: 11 - about 2 mile NE of the subject
Status:

Permit id#: 110011464520

14Program ID: 0056290A001
23-NOV-1982 00 00:00: REGISTRA15TION RECEIVED DATE

Site: CHAMPION CHEM CORP
Address: 8319 S GREENLEAF AVE
City WHITTIER
Map Loc 11 - about 2 mile NE of the subject
Status:

Permit id#: CAD029642733

**FIFRA** **FIFRA/TSCA Tracking System/ National Compliance Database (FTTS/NCDB)**

NCDB supports implementation of the Federal Insecticide, Fungicide and Rodenticide Control Act (FIFRA) and the Toxic Substance Control Act (TSCA)

*This list has been researched within a quarter of a mile radius of the subject site*

Site: CHAMPION CHEMICAL CO
Address: 8319 S GREENLEAF AVE
City: WHITTIER
Map Loc: 11 - about 2 mile NE of the subject
Status:

Permit id# 110011464520

05Program ID: C09#F-ADL-03-24
06Program ID: C09#FIFRA-09-94-104
07Program ID: D09#F-09-2004-0002
08Program ID: I09#19930202F2718 1



09Program ID: I09#1996121310567 1
10Program ID: I09#200201163748 1
11Program ID: I09#200412294355 1

Site: CHAMPION CHEM CORP
Address: 8319 S GREENLEAF AVE
City: WHITTIER
Map Loc: 11 - about 2 mile NE of the subject
Status:

Permit Id#: CAD029642733

Site: CRESTWOOD APTS
Address: 8930 PAINTER AVE
City WHITTIER
Map Loc: 37 - about 3 mile S of the subject
Status:

Permit id#: 110022296790

06Program ID: I09#200406159ST18 4

**FFIS** **Federal Facilities Information System (FFIS)**

Federal Facilities Information System (FFIS) contains a list of all Treatment Storage and Disposal Facilities (TSDs) owned and operated by federal agencies

*No listings within a quarter of a mile radius of the subject site*

**CICIS** **Chemicals in Commerce Information System (CICIS)**

Chemicals in Commerce Information System contains an inventory of chemicals manufactured in commerce or imported for Toxic Substances Control Act regulated commercial purposes CICIS allows EPA to maintain a comprehensive listing of over 70,000 chemical substances that are manufactured or imported and are regulated under TSCA

*No listings within a quarter of a mile radius of the subject site*

**FINDS** **FINDS EPA Facility Index System**

The U S Environmental Protection Agency maintains an index system of all facilities which are regulated or have been assigned an identification number for other purposes

Facilities that have been reported elsewhere in this report will not be listed under this category

*No listings within a quarter of a mile radius of the subject site*

**HWIS** **Hazardous Waste Information System**

The Department of Toxic Substance Control, California Environmental Protection Agency, maintains a a data base keeping track of the movement and disposal of hazardous waste This data is used to support the Tanner legislation, AB 2948

Status Codes: EPA Facility Permit Number
CAL - State permanent number
CAC - State provisional or emergency number
CAH - State prov or perm number for household hazardous waste collections
CAI - State permanent number for exotic pest detection
CAS - State permanent number issued by county for emergency response



CAE - State prov number for hazardous waste removal caused by natural disasters
CAX - State permanent or provisional number issued prior to 1987 No longer used
CLU - State permanent number issued by county for clandestine lab cleanup
CAR - Federal permanent number
CA - Federal permanent number
CAD - Federal permanent or provisional number State provisional before 1988
CAT - Federal permanent number
CAP - Federal provisional or emergency number

*This list has been researched within a quarter of a mile radius of the subject site*

Site: HARVEY'S FOREIGN CAR SERVICE
Address: 13001 LAMBERT RD
City: WHITTIER
Map Loc: 1 - the subject site
Status: EPA ID#: CAL000045327

| | | 88-91 | 92-95 | 96/97 | 98/99 | 00/01 | 02/03 | 04/05 | 06/07 | 08/09 | 10/11 | 12/13 | 14/15 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Aq sol with org residues<10% | ton | | | | 38 | 06 | 12 | 12 | 16 | | | | |
| Unspecified aqeous solution | ton | | | | 23 | | | | | | | | |

Site: RUSS & SON VW REPAIR
Address: 8659 S GREENLEAF AVE
City: WHITTIER
Map Loc: 2 - about 0 mile NW of the subject
Status: EPA ID#: CAL000035600

| | | 88-91 | 92-95 | 96/97 | 98/99 | 00/01 | 02/03 | 04/05 | 06/07 | 08/09 | 10/11 | 12/13 | 14/15 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Aq sol with org residues<10% | ton | | | | 26 | | | | | | | | |
| Unspecified aqeous solution | ton | | | | 42 | | | | | | | | |

Site: WEB PAINTING & WALL COVERING
Address: 8647 S GREENLEAF AVE
City: WHITTIER
Map Loc: 3 - about 0 mile N of the subject
Status: EPA ID#: CAL000176523

| | | 88-91 | 92-95 | 96/97 | 98/99 | 00/01 | 02/03 | 04/05 | 06/07 | 08/09 | 10/11 | 12/13 | 14/15 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Oxygenated solvents | ton | | | | 23 | | | | | | | | |
| Unspecified solvent mixture | ton | | | | 36 | 44 | 45 | | | | | | |

Site: BP WEST COAST PRODUCTS LLC 002
Address 13010 LAMBERT RD
City WHITTIER
Map Loc 4 - about 0 mile SW of the subject
Status: EPA ID#: CAL000225653

| | | 88-91 | 92-95 | 96/97 | 98/99 | 00/01 | 02/03 | 04/05 | 06/07 | 08/09 | 10/11 | 12/13 | 14/15 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Aq sol with org residues<10% | ton | | | | | | 28 | 77 | .16 | .04 | 46 | 21 | |
| Other organic solids | ton | | | | | | | | .04 | .1 | | | |

Site: ARCO PRODUCTS COMPANY
Address: 13010 LAMBERT RD
City: WHITTIER
Map Loc 4 - about 0 mile SW of the subject
Status: EPA ID#: CAL000020004

| | | 88-91 | 92-95 | 96/97 | 98/99 | 00/01 | 02/03 | 04/05 | 06/07 | 08/09 | 10/11 | 12/13 | 14/15 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Aq sol with org residues<10% | ton | | | | | 2 16 | | | | | | | |
| Waste oil and mixed oil | ton | | | | | 6 24 | | | | | | | |
| Unspec oil cont waste | ton | 2 5 | | | | | | | | | | | |

Site: SONU & TONY GAS MART
Address: 13010 LAMBERT RD
City: WHITTIER
Map Loc 4 - about 0 mile SW of the subject

Status: EPA ID#: CAL000329893

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Other organic solids | ton | | 02 |

Site: GASPAR GURROLA
Address: 8632 S GREENLEAF AVE
City: WHITTIER
Map Loc: 5 - about 0 mile N of the subject
Status: EPA ID#: CLU970013767

Site: EVERGREEN SCHOOL
Address: 12915 E HELMER DR
City: WHITTIER
Map Loc: 6 - about 1 mile N of the subject
Status: EPA ID#: CAX000113902

Site: CATHY CHEN
Address: 12922 DANBROOK DR
City: WHITTIER
Map Loc: 7 - about 1 mile W of the subject
Status: EPA ID#: CAC002729004

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Asbestos containing waste | ton | | 4 |

Site: VALLOTTON, JACQUELIN
Address: 12828 DANBROOK DR
City: WHITTIER
Map Loc: 9 - about 1 mile W of the subject
Status: EPA ID#: CAC000166816

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Unspecified solvent mixture | ton | 22 | |

Site: LOS COUNTY SHERIFF'S DEPT
Address: 12802 DANBROOK DR
City: WHITTIER
Map Loc: 10 - about 2 mile W of the subject
Status: EPA ID#: CAC000141096

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Inorganic solid waste | ton | | 01 |

Site: CHAMPION CHEMICAL CO
Address: 8319 S GREENLEAF AVE
City: WHITTIER
Map Loc: 11 - about 2 mile NE of the subject
Status: EPA ID#: CAC001213016

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Asbestos containing waste | ton | | 69 |

Site: DAVID ELLIS
Address: 8319 S GREENLEAF AVE
City: WHITTIER
Map Loc: 11 - about 2 mile NE of the subject
Status: EPA ID#: CAC002562306

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Other organic solids | ton | | 1 |

Site: CHAMPION CHEMICAL CO



Address: 8319 S GREENLEAF AVE
City: WHITTIER
Map Loc: 11 - about 2 mile NE of the subject
Status: EPA ID#: CAL000224637

| | | | | | | | | | | | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Unspecified aqeous solution | ton | | | | | | | 1 08 | | | | | 2 32 84 1 16 |
| Inorganic solid waste | ton | | | | | | | | | | | | 04 15 22 |
| Hydrocarbon solvents | ton | | | | | | | | | | 12 | | |
| Unspec organic liquid mixture | ton | | | | | | | 91 | | | | | |
| Other organic solids | ton | | | | | | | | | | 05 | | |
| Lab waste chemicals | ton | | | | | | | | | | | | 39 |

Site GERKEY & SONS LUBE PITSTOP
Address: 8806 PAINTER AVE
City: WHITTIER
Map Loc 13 - about 2 mile SE of the subject
Status EPA ID#: CAL000042469

Site: J & R AUTO CENTER
Address: 8738 PAINTER AVE, UNIT A
City WHITTIER
Map Loc 14 - about 2 mile SE of the subject
Status: EPA ID#: CAL000316231

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Aq sol with org residues<10% | ton | | 69 |

Site: CONOCO PHILLIPS # 254606
Address: 8803 PAINTER AVE
City: WHITTIER
Map Loc 16 - about 2 mile SE of the subject
Status: EPA ID#: CAL000276974

| | | | | | | | | | | | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Aq sol with org residues<10% | ton | | | | | | | | | 2 23 | 18 | | 02 |
| Other organic solids | ton | | | | | | | | | 7 51 | | | |

Site UNICALSTA #4606
Address: 8803 PAINTER AVE
City: WHITTIER
Map Loc 16 - about 2 mile SE of the subject
Status: EPA ID#: CAX000249847

Site: TOSCO CORPORATION, STATION # 3
Address: 8803 PAINTER AVE
City WHITTIER
Map Loc: 16 - about 2 mile SE of the subject
Status EPA ID# CAL000152796

| | | | | | | | | | | | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Aq sol with org residues<10% | ton | | | | | | | | | 4 | | | |
| Unspecified aqeous solution | ton | | | | | | | 22 | 24 | | | | |

Site: UNOCAL SERVICE STATION #4606
Address 8803 PAINTER AVE
City. WHITTIER
Map Loc 16 - about 2 mile SE of the subject
Status: EPA ID# CAD981643602

| | | | | | | | | | | | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Aq sol with org residues<10% | ton | | | | | | | | | 28 | | | |

Site: PIETRO DINOTO



Address: 13420 LAMBERT RD
City WHITTIER
Map Loc: 17 - about 2 mile SE of the subject
Status: EPA ID#: CAC002281857

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Waste oil and mixed oil | ton | | 22 |

Site: MIKE'S AUTO REPAIR
Address: 8823 PAINTER AVE
City: WHITTIER
Map Loc: 19 - about 2 mile SE of the subject
Status: EPA ID#: CAL921783738

Site: PURRFECT AUTO #109
Address: 8823 PAINTER AVE,UNITS A & B
City: WHITTIER
Map Loc: 19 - about 2 mile SE of the subject
Status: EPA ID#: CAL000212792

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Aq sol with org residues<10% | ton | | 15 |

Site: TERRY'S LAWNMOWER
Address: 8827 PAINTER AVE
City: WHITTIER
Map Loc: 20 - about 2 mile SE of the subject
Status: EPA ID# CAL000047428

| | | | | | | | | | | | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Aq sol with org residues<10% | ton | | | | | | | 3 | 06 | | 06 | | 67 42 |

Site AFFORDABLE DISCOUNT MUFFLER
Address: 8831 PAINTER AVE,STE A-1
City: WHITTIER
Map Loc 21 - about 2 mile SE of the subject
Status: EPA ID#: CAL000058262

Site: ALL TUNE & LUBE
Address: 8831 PAINTER AVE,#A1
City: WHITTIER
Map Loc: 21 - about 2 mile SE of the subject
Status: EPA ID#: CAL000112979

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Unspecified aqeous solution | ton | | 25 |

Site P&J CARBURETORS
Address 8831 PAINTER AVE,STE B-2
City: WHITTIER
Map Loc: 21 - about 2 mile SE of the subject
Status: EPA ID# CAL000067718

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Aq sol with org residues<10% | ton | | 8 |
| Unspecified solvent mixture | ton | | 13 |
| Liq with hal org>1g/l | ton | | 1 |

Site: DISPOSAL CONTROL
Address 12726 FOXLEY DR
City. WHITTIER
Map Loc: 22 - about 2 mile W of the subject
Status: EPA ID#: CAC000072197



Site: MIKE'S Z
Address 8856 PAINTER AVE
City. WHITTIER
Map Loc 23 - about 2 mile SE of the subject
Status: EPA ID#: CAL000041060

Site: 60 MINUTES TUNE
Address: 13419 LAMBERT RD
City: WHITTIER
Map Loc: 24 - about 2 mile SE of the subject
Status: EPA ID#: CAL000266616

Site: SPEE DEE OIL CHANGE AND TUNE U
Address: 13419 LAMBERT RD
City WHITTIER
Map Loc: 24 - about 2 mile SE of the subject
Status: EPA ID#: CAD983606834

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Unspecified aqeous solution | ton | | 41 |

Site: KATHERINE BERRY
Address 12612 LAMBERT RD
City: WHITTIER
Map Loc: 25 - about 2 mile NW of the subject
Status: EPA ID#: CAC000893408

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Unspec oil cont waste | ton | | 83 |
| Tank Bottom waste | ton | | 17 83 |

Site: AMERICO TRANSMISSION & RADIATO
Address: 13422 LAMBERT RD
City WHITTIER
Map Loc: 26 - about 2 mile SE of the subject
Status: EPA ID# CAD982018107

| | | | | | | | | | | | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Aq sol with org residues > 10% | ton | | | | | | | | 85 | 46 | | | |
| Aq sol with org residues<10% | ton | | | | | | | | | 1 38 | 45 | | |
| Unspecified aqeous solution | ton | | | | | | | 1 35 | | | | | |
| Restricted Metal Sludge | ton | | | | | | | 22 | | | | | |
| Waste oil and mixed oil | ton | | | | | | | 47 | | | | | |
| Tank Bottom waste | ton | | | | | | | 22 | | | | | |

Site JIM AUTO
Address: 13428 LAMBERT RD
City: WHITTIER
Map Loc 27 - about 3 mile SE of the subject
Status: EPA ID#: CAL000007010

| | | | | | | | | | | | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Restricted Metal Sludge | ton | | | | | | | | 02 | | | | |
| Inorganic solid waste | ton | | | | | | | | | | | | |
| Waste oil and mixed oil | ton | | | | | | | | | 22 | | | 3 82 |
| Org liquids with restr metals | ton | | | | | | | 25 | | | | | |

Site LEE PERRY'S FORKLIFT SERVICE
Address: 13215 OVAL DR
City WHITTIER
Map Loc: 28 - about 3 mile S of the subject
Status: EPA ID# CAL000244586

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Waste oil and mixed oil | ton | | 44 |

Site: SYSTEMS TECHNOLOGY CO
Address: 13432 LAMBERT RD
City: WHITTIER
Map Loc 29 - about 3 mile SE of the subject
Status: EPA ID#: CAL000003693

Site: MODERNE KRAFT ROOFING COMPANY,
Address: 8910 PAINTER AVE
City: WHITTIER
Map Loc 30 - about 3 mile SE of the subject
Status EPA ID#: CAL000117450

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Aq sol 2<PH<12 5 reactive anions | ton | | 58 |
| Waste oil and mixed oil | ton | 1 21 4 | 67 3 74 2 7 1 19 |
| Oil/water sludge | ton | | 65 3 19 |
| Unspec oil cont waste | ton | | 18 1 |

Site: UNIT 4
Address: 13434 LAMBERT RD
City: WHITTIER
Map Loc: 31 - about 3 mile SE of the subject
Status: EPA ID#: CAL000058320

Site: PATRICIO BANDAPPLE
Address: 12709 DUNTON DR
City: WHITTIER
Map Loc. 32 - about 3 mile W of the subject
Status: EPA ID#: CAC002604131

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Other organic solids | ton | | 02 |

Site: WHEATLAND REX
Address: 13438 LAMBERT RD
City: WHITTIER
Map Loc: 33 - about .3 mile SE of the subject
Status: EPA ID#: CAL000066433

Site: WHEATLAND CONSTRUCTION CO
Address: 13438 LAMBERT RD
City: WHITTIER
Map Loc 33 - about 3 mile SE of the subject
Status: EPA ID#: CAL000006506

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Aq sol with org residues<10% | ton | | |
| Halogenated solvents | ton | | 12 |
| Hydrocarbon solvents | ton | | |

Site: BRAKE EXPRESS
Address: 13433 LAMBERT RD
City: WHITTIER
Map Loc: 34 - about 3 mile SE of the subject
Status: EPA ID#: CAL000031300

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Other organic solids | ton | | 1 |



Site: B&D BRAKE STOP
Address: 13433 LAMBERT RD,UNIT E
City: WHITTIER
Map Loc 34 - about 3 mile SE of the subject
Status: EPA ID#: CAL000087958

Site: 7-ELEVEN STORE 2114-16470/ WPD
Address: 8438 SANTA FE SPRINGS RD
City: WHITTIER
Map Loc 36 - about 3 mile NW of the subject
Status: EPA ID#: CAD981464019

Site: WALGREENS #5649
Address: 8201 S GREENLEAF AVE
City: WHITTIER
Map Loc 38 - about 3 mile NE of the subject
Status: EPA ID#: CAL000324021

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Sol without metals (PH >12 5) | ton | | 01 02 |
| Aq sol 2<PH<12 5 reactive anions | ton | | |
| Unspecified aqueous solution | ton | | 01 69 |
| Off-spec,aged/surplus inorg | ton | | .2 |
| Unspecified solvent mixture | ton | | 05 08 01 |
| Pharmaceutical waste | ton | | 02 01 |
| Pharmaceutical waste | ton | | |
| Off-spec, aged or surplus org | ton | | 08 17 |
| Liquids with pH<2 | ton | | |

Site: SALVADOR & ABIGAIL ZUNIGA
Address: 9024 VILLA DR
City: WHITTIER
Map Loc 39 - about .3 mile W of the subject
Status: EPA ID#: CAC002634071

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Inorganic solid waste | ton | | 2 |

Site: DOLLAR TREE #02956
Address: 8514 PAINTER AVE, # J
City: WHITTIER
Map Loc 40 - about 3 mile E of the subject
Status: EPA ID#: CAL000378371

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Sol without metals (PH >12 5) | ton | | 01 12 |
| Off-spec,aged/surplus inorg | ton | | .18 |
| Unspecified solvent mixture | ton | | .01 |
| Detergent & soaps | ton | | 09 |

Site: RALPHS GROCERY #162
Address: 8510 S PAINTER AVE
City: WHITTIER
Map Loc 41 - about 3 mile E of the subject
Status: EPA ID#: CAL000302815

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Sol without metals (PH >12 5) | ton | | 02 05 |
| Off-spec,aged/surplus inorg | ton | | 08 02 |
| Inorganic solid waste | ton | | |
| Unspecified solvent mixture | ton | | 01 02 02 03 |
| Tank Bottom waste | ton | | 03 |
| Pharmaceutical waste | ton | | 01 |
| Off-spec, aged or surplus org | ton | | 05 02 |
| Other organic solids | ton | | 04 |



Site: RITE AID #5494
Address: 8508 PAINTER AVE
City: WHITTIER
Map Loc: 42 - about 3 mile E of the subject
Status: EPA ID#: CAL000378702

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Sol without metals (PH >12 5) | ton | | 01 |
| Unspecified solvent mixture | ton | | 04 04 |
| Pharmaceutical waste | ton | | 03 |
| Pharmaceutical waste | ton | | 01 |
| Detergent & soaps | ton | | 28 |

Site: RITE AID #5494
Address: 8508 S PAINTER AVE
City: WHITTIER
Map Loc: 43 - about 3 mile E of the subject
Status: EPA ID#: CA0000068832

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Sol without metals (PH >12 5) | ton | | 01 |
| Unspecified solvent mixture | ton | | |
| Pharmaceutical waste | ton | | 01 01 |
| Photochemical waste | ton | 2 78 29 | 16 |

Site: W W SADOWINSKI MD INC
Address: 12541 LAMBERT RD
City: WHITTIER
Map Loc: 44 - about 3 mile NW of the subject
Status: EPA ID# CAL820673601

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Photochemical waste | ton | 06 06 06 | |

Site: MARSHA COSPER
Address: 8345 S PAINTER AVE
City: WHITTIER
Map Loc 45 - about 3 mile E of the subject
Status: EPA ID#: CAC002682654

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Asbestos containing waste | ton | | 4 |

Site: G & M OIL COMPANY INC
Address: 12559 LAMBERT RD
City: WHITTIER
Map Loc: 46 - about 3 mile NW of the subject
Status: EPA ID#: CAL000004963

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Aq sol with org residues<10% | ton | | 06 1 49 13 |
| Unspecified aqueous solution | ton | 1 37 1 82 | 06 |
| Unspecified aqueous solution | ton | | 22 |
| Hydrocarbon solvents | ton | 69 | .58 |
| Unspecified solvent mixture | ton | | .14 |
| Waste oil and mixed oil | ton | 3 67 2 64 | 56 04 |
| Unspec oil cont waste | ton | 2 53 2.05 | 13 |
| Tank Bottom waste | ton | 22 89 | |
| Other organic solids | ton | | 18 12 1 .11 |
| Other organic solids | ton | | .14 |

Site: E CENICROS MOLDS INC
Address: 8221 SANTA FE SPRINGS RD
City: WHITTIER
Map Loc: 47 - about 3 mile NW of the subject
Status: EPA ID# CAL000048702



| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Unspecified solvent mixture | ton | | 22 |
| Waste oil and mixed oil | ton | 8 75 35 | 22 |

Site: QUAD CLEANERS
Address: 8330 S PAINTER AVE
City WHITTIER
Map Loc: 48 - about .3 mile E of the subject
Status: EPA ID#: CAD983963592

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Aq sol with org residues<10% | ton | | |
| Halogenated solvents | ton | 88 61 | 34 22 |
| Hydrocarbon solvents | ton | | |
| Solids with hal org >1g/kg | ton | 1 | |

Site: JENE JENSEN INC
Address: 8213 SANTA FE SPRINGS RD
City: WHITTIER
Map Loc: 49 - about 3 mile NW of the subject
Status: EPA ID#: CAL822853933

Site: RIVERIA ENGINEERING
Address: 12532 LAMBERT RD
City: WHITTIER
Map Loc: 50 - about 3 mile NW of the subject
Status: EPA ID#: CAC001221752

| | | | 88 91 92 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 |
|---|---|---|---|
| Unspec oil cont waste | ton | | 23 44 |
| Unspec organic liquid mixture | ton | | 23 |

Site: H B J J INC (DBA)
Address: PO BOX 3034
City: WHITTIER
Status: EPA ID#: CAD079585671

**UST** **Permitted Underground Storage Tanks - State Water Quality Control Board**

The Corteses Bill (AB2013), enacted in 1983, required registration of all underground storage tanks (UST) with the State Water Quality Control Board by July 1, 1984 About 176,000 tanks and surface impounds were registered between 1984 and 1987 An amendment (AB 1413) was passed in 1987, effectively removing the State Board from the registration process starting January 1, 1988. The data reflects the information collected by the state between 1984 and 1987 as well as recent time and includes all tanks and surface impounds in use or closed after 1974

Home and farm heating fuel tanks with capacities of 1,100 gallons or less and "structures such as sumps, separators, storm drains, catch basins, oil field gathering lines, refinery pipelines, lagoons, evaporation ponds, well cellars, separation sumps, lined and unlined pits, sumps and lagoons" except those defined as UST under HSWA or may be regulated to protect water quality under the Porter-Cologne Water Quality Control Act are excluded

*This list has been researched within a quarter of a mile radius of the subject site*

Site: ARCO PRODUCTS #00211
Address: 13010 LAMBERT RD
City: WHITTIER
Map Loc 4 - about 0 mile SW of the subject
Status 90602 10305 (192014)

Site: TOSCO/UNOCAL #30685
Address: 8803 PAINTER AVE
City: WHITTIER
Map Loc: 16 - about .2 mile SE of the subject
Status: 90602 24649 (192014)

Site: G&M OIL CO #016
Address: 12559 LAMBERT RD
City: WHITTIER
Map Loc: 46 - about .3 mile NW of the subject
Status: 90606 10316 (192014)

# ATTACHMENT (H)

## SANBORN FIRE INSURANCE REVIEW

Fire insurance maps are large-scale maps that depict the commercial, industrial and residential sections of approximately twelve thousand cities and towns in the United States of America.

These specialized maps were first prepared for the exclusive use of fire insurance companies and underwriters to provide accurate, current and detailed information about the buildings they were insuring. Information relied upon in place of personal examinations of property.

Fire insurance maps show the size, shape and construction of dwellings, commercial buildings and factories, as well as indicate widths and names of Avenues, property boundaries and house and block numbers.

The primary benefit of reviewing fire insurance maps is to analyze historical land use of subject property and its immediate area. In this review, special emphasis is given to the existence and location of fuel storage tanks, flammable or other potentially hazardous substances, as well as the nature of businesses located on site.

No Fire Insurance Maps are available for the area surrounding the subject site. Lack of coverage of the site indicates an area of little commercial development prior to 1950.

# ATTACHMENT (I)

PHOTOGRAPHS OF THE SUBJECT SITE

**PHOTOGRAPHS OF THE SUBJECT SITE**
**13001 Lambert Road, Whittier, California 90602**



**Picture (1). Subject Site Facing south**



**Picture (2). Subject Site Facing northeast**

**PHOTOGRAPHS OF THE SUBJECT SITE**
**13001 Lambert Road, Whittier, California 90602**




**Picture (3). Subject Building Facing south**

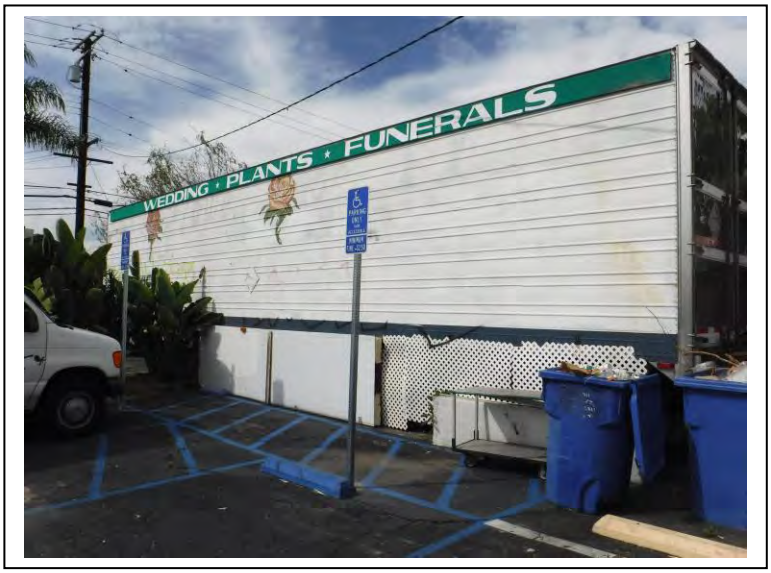


**Picture (4). Asphalt Parking Area throughout Subject Site**

**PHOTOGRAPHS OF THE SUBJECT SITE**
**13001 Lambert Road, Whittier, California 90602**




**Picture (5). Concrete Scarring visible throughout Asphalt parking area**




**Picture (6). Storage Container along north property line**

**PHOTOGRAPHS OF THE SUBJECT SITE**
**13001 Lambert Road, Whittier, California 90602**

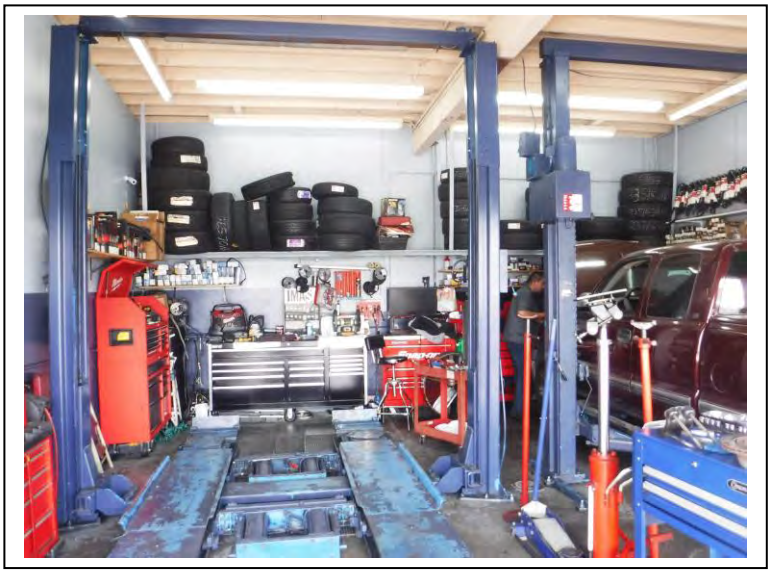


**Picture (7). Small trash bins near northwest corner of Subject Building**



**Picture (8). One (1) Large Trash bin along north property line**

**PHOTOGRAPHS OF THE SUBJECT SITE**
**13001 Lambert Road, Whittier, California 90602**



**Picture (9). Two (2) Electric Hoists inside Auto Repair Shop**



**Picture (10). Two (2) Drums with secondary containment (Used engine oil)**

**PHOTOGRAPHS OF THE SUBJECT SITE**
**13001 Lambert Road, Whittier, California 90602**



**Picture (11). One (1) Drum / New Oil**

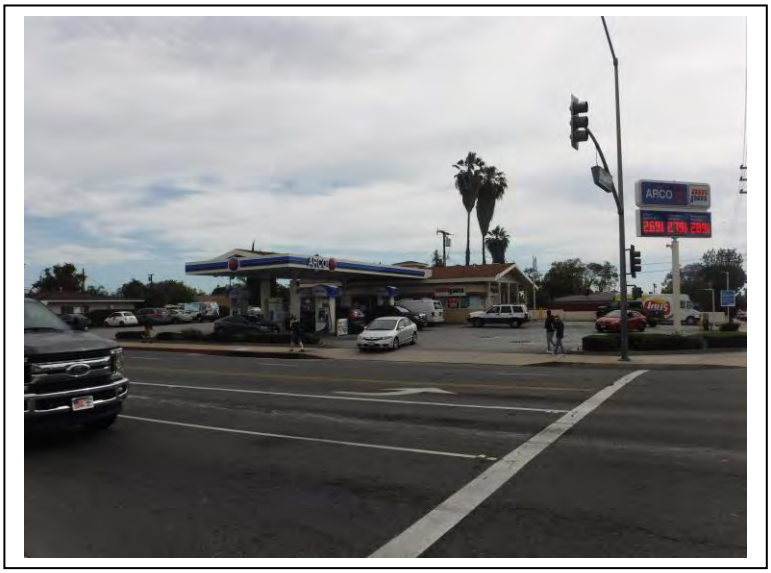


**Picture (12). Property north of the Subject Site (Residential Area)**

**PHOTOGRAPHS OF THE SUBJECT SITE**
**13001 Lambert Road, Whittier, California 90602**



**Picture (13). Property east of the Subject Site (Residential Area)**




**Picture (14). Property south of the Subject Site across Lambert Road (Commercial Area / "ARCO Service Station")**

**PHOTOGRAPHS OF THE SUBJECT SITE**
**13001 Lambert Road, Whittier, California 90602**



**Picture (15). Property west of the Subject Site across Greenleaf Avenue (Commercial Area / "Arce Muffler")**



**Picture (16). Property west of the Subject Site across Greenleaf Avenue (Commercial Area / Office Building)**

# 13001 LAMBERT ROAD CAR WASH PROJECT NOISE IMPACT ANALYSIS

City of Whittier

January 25, 2019

gandini

Traffic Engineering ● Transportation Planning ● Parking ● Noise & Vibration
Air Quality ● Global Climate Change ● Health Risk Assessment

# 13001 LAMBERT ROAD CAR WASH PROJECT NOISE IMPACT ANALYSIS

City of Whittier

January 25, 2019

*prepared by*

Roma Stromberg, INCE, MS
Giancarlo Ganddini, PE, PTP

**GANDDINI GROUP, INC.**
550 Parkcenter Drive, Suite 202
Santa Ana, California 92705
714.795.3100 | www.ganddini.com

18-0225

# TABLE OF CONTENTS


**EXECUTIVE SUMMARY**

Project Impacts ..... 1

**1. INTRODUCTION ..... 1**

Purpose and Objectives ..... 1
Project Description ..... 1

**2. NOISE AND VIBRATION FUNDAMENTALS ..... 4**

Noise Fundamentals ..... 4
Vibration Fundamentals ..... 4

**3. EXISTING NOISE ENVIRONMENT ..... 8**

Existing Land Uses and Sensitive Receptors ..... 8
Ambient Noise Measurements ..... 8

**4. REGULATORY SETTING ..... 12**

Federal Regulation ..... 12
Federal Noise Control Act of 1972 ..... 12
State Regulations ..... 12
Local Regulations ..... 14

**5. ANALYTICAL METHODOLOGY AND MODEL PARAMETERS ..... 17**

Noise Modeling and Input ..... 17
Road Construction Model ..... 17
Federal Highway Administration (FHWA) Traffic Noise Prediction Model ..... 17
SoundPLAN 17

**6. IMPACT ANALYSIS ..... 19**

Construction Noise ..... 19
Noise Impacts to Off-Site Receptors Due to Project Generated Trips ..... 20
Noise impacts to Off-site Receptors Due To On-Site Operational Noise ..... 21
Vibration Impacts ..... 22
Annoyance to Persons ..... 22
Architectural Damage ..... 23

**7. MEASURES TO REDUCE IMPACTS ..... 32**

Construction Noise Reduction Measures ..... 32
Operational Noise Reduction Measures ..... 32

**8. REFERENCES ..... 33**

**APPENDICES**

Appendix A List of Acronyms
Appendix B Definitions of Acoustical Terms
Appendix C Noise Measurement Field Worksheets
Appendix D RCNM Noise Modeling Ouput
Appendix E Project Generated Traffic FHWA Worksheets
Appendix F SoundPLAN Input and Output
Appendix G Vibration Worksheets

# LIST OF TABLES


Table 1. Short-Term Noise Measurement Summary (dBA) ..... 9
Table 2. Long-Term Noise Measurement Summary (dBA) ..... 10
Table 3. Land Use Compatibility for Community Noise Exposure ..... 16
Table 4. Typical Construction Equipment Noise Levels ..... 24
Table 5. Project Average Daily Traffic Volumes and Roadway Parameters ..... 25
Table 6. Change in Existing Noise Levels Along Roadways as a Result of Project (dBA CNEL) ..... 26
Table 7. Construction Equipment Vibration Source Levels ..... 27
Table 8. Typical Human Reaction and Effect on Buildings Due to Groundborne Vibration ..... 28

# LIST OF FIGURES


Figure 1. Project Location Map ..... 2
Figure 2. Site Plan ..... 3
Figure 3. Weighted Sound Levels and Human Response ..... 6
Figure 4. Typical Levels of Groundborne Vibration ..... 7
Figure 5. Noise Measurement Location Map ..... 11
Figure 6. Operational Noise Levels 6 Foot Concrete Perimeter Wall (CNEL) ..... 29
Figure 7. Operational Noise Levels 8 Foot Concrete Perimeter Wall (CNEL) ..... 30
Figure 8. Operational Noise Levels 10 Foot Concrete Perimeter Wall (CNEL) ..... 31

# EXECUTIVE SUMMARY

The purpose of this report is to provide an assessment of the noise impacts resulting from development of the proposed 13001 Lambert Road Car Wash project and to identify mitigation measures that may be necessary to reduce those impacts. The noise issues related to the proposed land use and development have been evaluated in light of applicable federal, state and local policies, including those of the City of Whittier.

Although this is a technical report, every effort has been made to write the report clearly and concisely. To assist the reader with those terms unique to noise analysis, a list of acronyms and a glossary of terms have been provided in Appendix A and Appendix B of this report, respectively.

## PROJECT LOCATION

The proposed project is located at 13001 Lambert Road in the City of Whittier. A vicinity map showing the project location is provided on Figure 1.

## PROJECT DESCRIPTION

The project includes the demolition of an existing commercial building and development of the 0.62 acre site with an automated car wash. The site would include a 3,097 square foot car wash building, a 258 square foot control room, a 155 square foot office, and a 68 square foot restroom for a total of 3,578 square foot of buildings. The project site is also proposed to include two vacuum canopies with 19 vacuum stalls. Figure 2 illustrates the project site plan.

## PROJECT IMPACTS

Construction Impacts

Construction noise will have a temporary or periodic increase in the ambient noise levels above the existing within the project vicinity; however, construction is anticipated to occur during the permissible hours according to the City of Whittier's Municipal Code Section 8.32.040(L).

Demolition and grading activities at the northern and eastern property lines would be anticipated to exceed the California Department of Transportation Traffic Noise Analysis Protocol 12 dBA $L_{eq}$ substantial noise level increase threshold. Therefore, to be conservative and to reduce construction noise levels at the nearest sensitive receptors, recommended construction noise reduction measures have been presented in Section 7 of this report. Therefore, with incorporation of the construction noise reduction measures, construction-related noise impacts are considered to be less than significant.

Noise Impacts to Off-Site Receptors Due to Project Generated Trips

Existing and Existing Plus Project noise levels along Greenleaf Avenue and Lambert Road and other roadway segments affected by project generated vehicle trips were modeled utilizing the FHWA Traffic Noise Prediction Model FHWA-RD-77-108 in order to quantify the proposed project's contribution to increases in ambient noise levels. Per the modeling, all of the modeled roadway segments are anticipated to change the noise a nominal amount (approximately 0.14 to 0.2 dBA CNEL). Therefore, a change in noise level would not be audible and would be considered less than significant.

Noise Impacts to Off-Site Receptors Due to On-Site Operational Noise

The worst-case stationary noise was modeled utilizing the SoundPLAN model. On-site acoustically significant noise sources are expected to include: the car wash drying system, detailing vacuum hose ends and vehicle movements. SoundPLAN input and output data are presented in Appendix F.

Project operational noise levels are expected to range between 57.1 and 69.5 dBA CNEL and will exceed 60 dBA CNEL, the normally acceptable noise level for single-family detached residential land uses near the northeastern corner of the project site, with the proposed 6 foot concrete perimeter wall as shown.

The proposed concrete perimeter wall needs to be raised to 10 feet in order to avoid noise levels that exceed 60 dBA CNEL at adjacent single-family detached residential dwelling units to the north and east. A mitigation measure has been added to this report requiring the perimeter wall height to be increased to 10 feet in height. Impacts would be less than significant with implementation of the mitigation measures.

Compliance with Noise Ordinance Standards

Construction of the perimeter barrier would prevent loudspeaker noise/music (assuming it is not raised above the barrier height) from becoming loud, and annoying. A mitigation measure limiting the erection of amplified voice or music to below the height of the 10 foot perimeter wall has been added to Section 7 of this report. Impacts would be less than significant with implementation of the mitigation measures.

Ambient noise levels in the project vicinity range between 53.4 to 65.4 dBA Leq. If operated between the hours of 10:00 PM and 7:00 AM the proposed car wash may result in short-term noise levels and noise events that would be disruptive to sleep. A mitigation measure limiting car wash hours of operation and any loading/unloading to between the hours of 7:00 AM and 10:00 PM has been added to Section 7 of this report. Impacts would be less than significant with implementation of the mitigation measures.

CEQA - Increase in Ambient Noise Levels due to On-site Noise

The existing measured CNEL (weighted 24-hour noise measurement) is 69.3 dBA. If the proposed perimeter barrier is constructed to a height of 6 feet, project operational noise levels would range between 46.6 and 69.5 dBA CNEL. The project operation would not result in substantial increases in ambient noise levels. This impact is less than significant.

Groundborne Vibration Impacts

Annoyance

Vibratory equipment that may be utilized on the project site during construction may exceed a peak particle velocity of 0.21 which is the point where groundborne vibration can be annoying. Groundborne vibration associated with project construction would be short-term and would only occur during daytime hours during site grading and preparation. Impacts related to annoyance would not be significant.

Structural Damage

There is a possibility of architectural damage to existing improvements if vibratory rollers are utilized within 16 feet of the northern property line, 11 feet of the eastern property line, and/or if large bulldozers should are used within two feet of the northern property line. The use of vibratory rollers within 16 feet of the northern property line and 11 feet of the eastern property line and large bulldozers within 2 feet of the northern property line should be restricted to avoid any possibility of structural damage. Impacts would be less than significant with implementation of the mitigation measure.

# 1. INTRODUCTION

This section describes the purpose of this noise impact analysis, project location, proposed development, and study area. Figure 1 shows the project location map and Figure 2 illustrates the project site plan.

## PURPOSE AND OBJECTIVES

The purpose of this report is to provide an assessment of the noise impacts resulting from development of the proposed project and to identify mitigation measures that may be necessary to reduce those impacts. The noise issues related to the proposed land use and development have been evaluated in light of applicable federal, state and local policies, including those of the City of Whittier.

Although this is a technical report, every effort has been made to write the report clearly and concisely. To assist the reader with those terms unique to noise analysis, a list of acronyms and a glossary of terms have been provided in Appendix A and Appendix B of this report, respectively.

## PROJECT DESCRIPTION

The project includes the demolition of an existing commercial building and development of the 0.62 acre site with an automated car wash. The site would include a 3,097 square foot car wash building, a 258 square foot control room, a 155 square foot office, and a 68 square foot restroom for a total of 3,578 square foot of buildings. The project site is also proposed to include two vacuum canopies with 19 vacuum stalls. A 6 foot concrete perimeter wall is proposed along the northeast and southeast property lines.

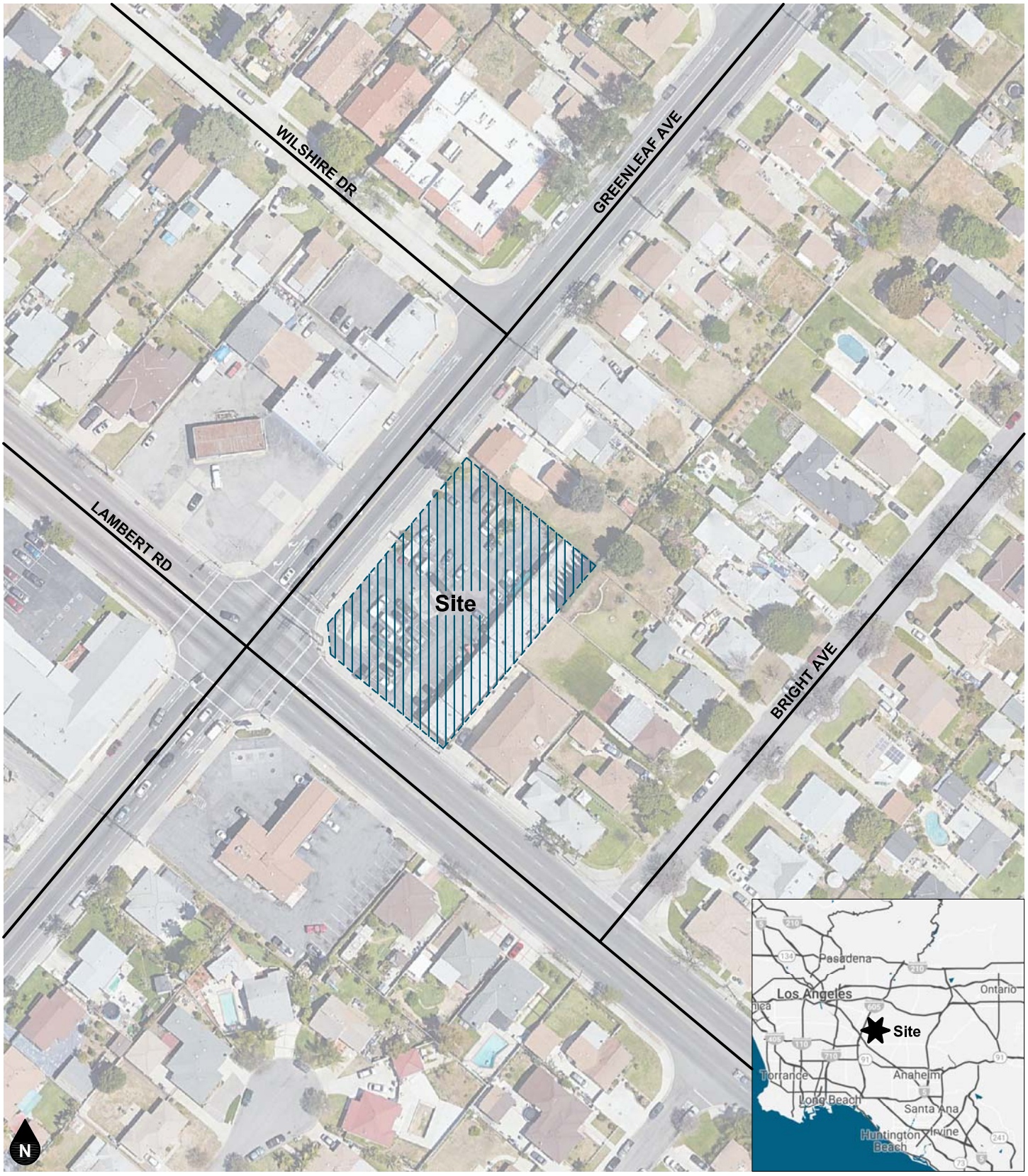



**Figure 1**
**Project Location Map**

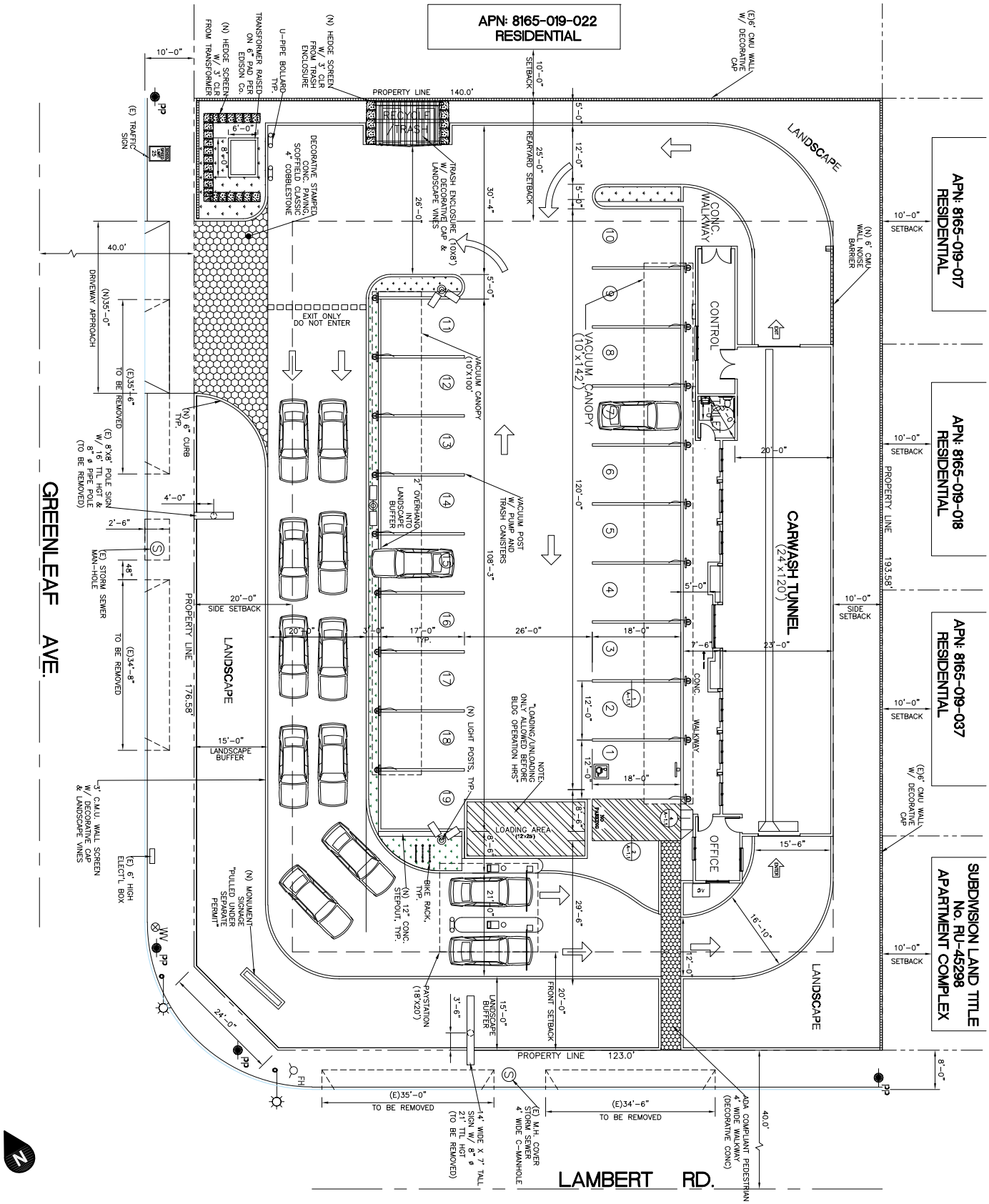



**Figure 2**
**Site Plan**

# 2. NOISE AND VIBRATION FUNDAMENTALS

## NOISE FUNDAMENTALS

Sound is a pressure wave created by a moving or vibrating source that travels through an elastic medium such as air. Noise is defined as unwanted or objectionable sound. The effects of noise on people can include general annoyance, interference with speech communication, sleep disturbance, and in extreme circumstances, hearing impairment.

Commonly used noise terms are presented in Appendix B. The unit of measurement used to describe a noise level is the decibel (dB). The human ear is not equally sensitive to all frequencies within the sound spectrum. Therefore, the "A-weighted" noise scale, which weights the frequencies to which humans are sensitive, is used for measurements. Noise levels using A-weighted measurements are written dB(A) or dBA.

From the noise source to the receiver, noise changes both in level and frequency spectrum. The most obvious is the decrease in noise as the distance from the source increases. The manner in which noise reduces with distance depends on whether the source is a point or line source as well as ground absorption, atmospheric effects and refraction, and shielding by natural and manmade features. Sound from point sources, such as air conditioning condensers, radiates uniformly outward as it travels away from the source in a spherical pattern. The noise drop-off rate associated with this geometric spreading is 6 dBA per each doubling of the distance (dBA/DD). Transportation noise sources such as roadways are typically analyzed as line sources, since at any given moment the receiver may be impacted by noise from multiple vehicles at various locations along the roadway. Because of the geometry of a line source, the noise drop-off rate associated with the geometric spreading of a line source is 3 dBA/DD.

Decibels are measured on a logarithmic scale, which quantifies sound intensity in a manner similar to the Richter scale used for earthquake magnitudes. Thus, a doubling of the energy of a noise source, such as a doubled traffic volume, would increase the noise levels by 3 dBA; halving of the energy would result in a 3 dBA decrease. Figure 3 shows the relationship of various noise levels to commonly experienced noise events.

Average noise levels over a period of minutes or hours are usually expressed as dBA $L_{eq}$, or the equivalent noise level for that period of time. For example, $L_{eq(3)}$ would represent a 3-hour average. When no period is specified, a one-hour average is assumed.

Noise standards for land use compatibility are stated in terms of the Community Noise Equivalent Level (CNEL) and the Day-Night Average Noise Level (DNL). CNEL is a 24-hour weighted average measure of community noise. CNEL is obtained by adding five decibels to sound levels in the evening (7:00 PM to 10:00 PM), and by adding ten decibels to sound levels at night (10:00 PM to 7:00 AM). This weighting accounts for the increased human sensitivity to noise during the evening and nighttime hours. DNL is a very similar 24-hour average measure that weights only the nighttime hours.

It is widely accepted that the average healthy ear can barely perceive changes of 3 dBA; that a change of 5 dBA is readily perceptible, and that an increase (decrease) of 10 dBA sounds twice (half) as loud. This definition is recommended by the California Department of Transportation's Technical Noise Supplement to the Traffic Noise Analysis Protocol (2013).

## VIBRATION FUNDAMENTALS

The way in which vibration is transmitted through the earth is called propagation. Propagation of earthborn vibrations is complicated and difficult to predict because of the endless variations in the soil through which waves travel. There are three main types of vibration propagation: surface, compression and shear waves. Surface waves, or Raleigh waves, travel along the ground's surface. These waves carry most of their energy along an expanding circular wave front, similar to ripples produced by throwing a rock into a pool of water.

Compression waves, or P-waves, are body waves that carry their energy along an expanding spherical wave front. The particle motion in these waves is longitudinal (i.e., in a "push-pull" fashion). P-waves are analogous to airborne sound waves. Shear waves, or S-waves, are also body waves that carry energy along an expanding spherical wave front. However, unlike P-waves, the particle motion is transverse or "side-to-side and perpendicular to the direction of propagation".

As vibration waves propagate from a source, the energy is spread over an ever-increasing area such that the energy level striking a given point is reduced with the distance from the energy source. This geometric spreading loss is inversely proportional to the square of the distance. Wave energy is also reduced with distance as a result of material damping in the form of internal friction, soil layering, and void spaces. The amount of attenuation provided by material damping varies with soil type and condition as well as the frequency of the wave.

Vibration amplitudes are usually expressed as either peak particle velocity (PPV) or the root mean square (RMS) velocity. The PPV is defined as the maximum instantaneous peak of the vibration signal in inches per second. The RMS of a signal is the average of the squared amplitude of the signal in vibration decibels (VdB), ref one micro-inch per second. The Federal Railroad Administration uses the abbreviation "VdB" for vibration decibels to reduce the potential for confusion with sound decibel.

PPV is appropriate for evaluating the potential of building damage and VdB is commonly used to evaluate human response. Decibel notation acts to compress the range of numbers required in measuring vibration. Similar to the noise descriptors, $L_{eq}$ and $L_{max}$ can be used to describe the average vibration and the maximum vibration level observed during a single vibration measurement interval. Figure 4 illustrates common vibration sources and the human and structural responses to ground-borne vibration. As shown in the figure, the threshold of perception for human response is approximately 65 VdB; however, human response to vibration is not usually substantial unless the vibration exceeds 70 VdB. Vibration tolerance limits for sensitive instruments such as magnetic resonance imaging (MRI) or electron microscopes could be much lower than the human vibration perception threshold.

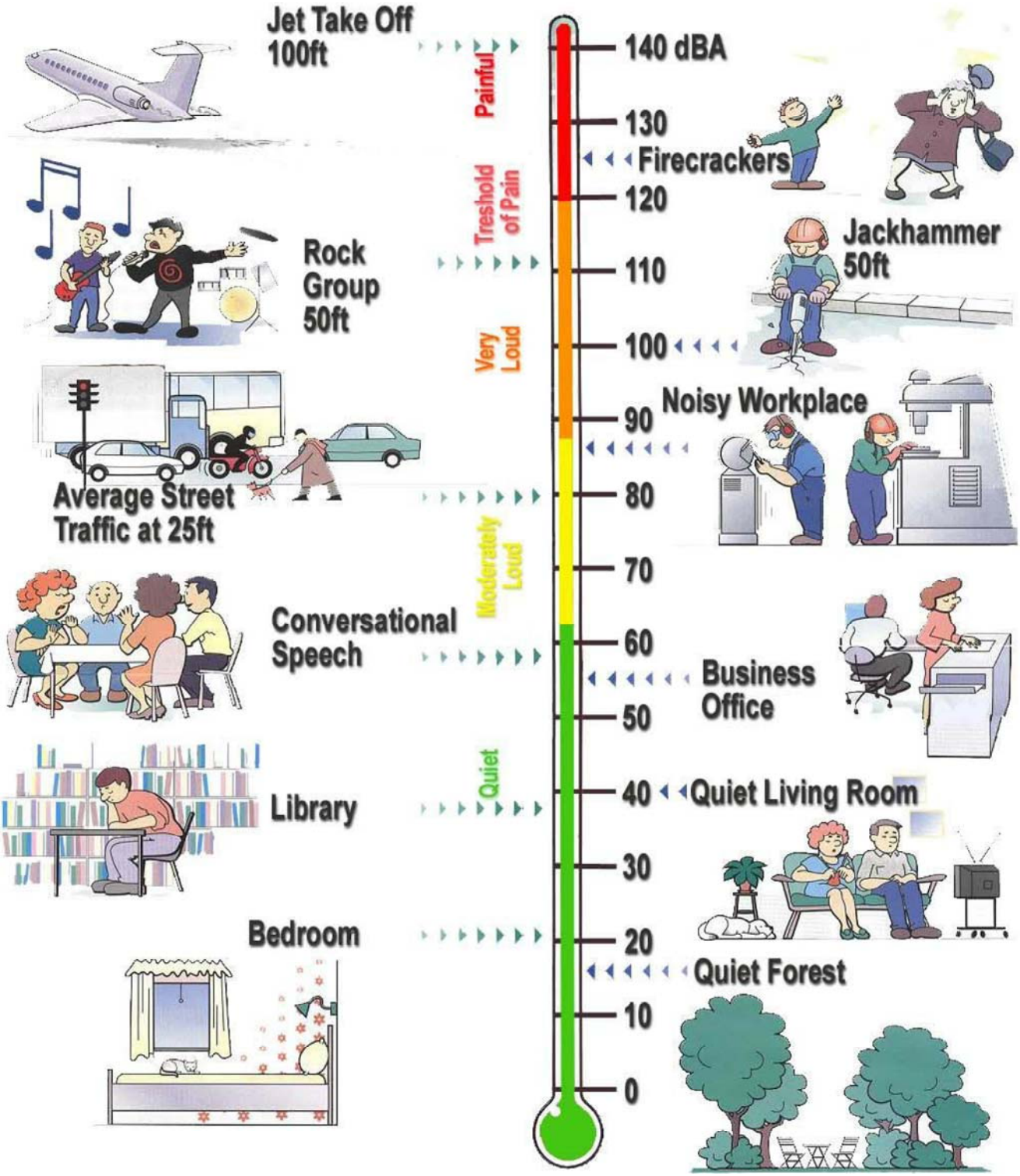
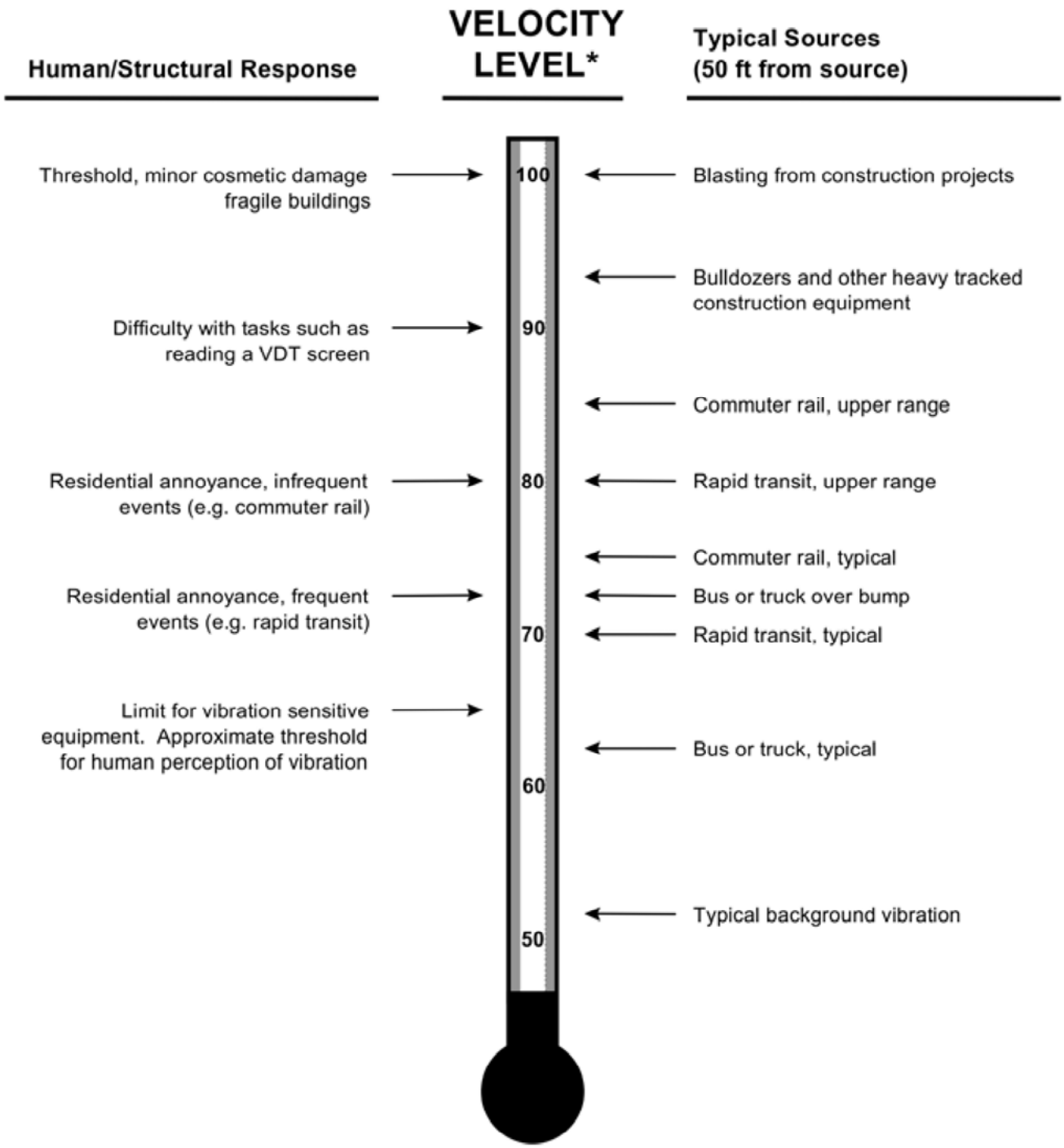



**Figure 3**
**Weighted Sound Levels and Human Response**

Source: Bruel & Kjaer 2001




Source: FRA, 2012. Federal Railroad Administration High-Speed Ground Transportation Noise and Vibration Impact Assessment. Office of Railroad Policy Development, Washington, D.C. DOT/FRA/ORD-12/15. September.

**Figure 4**
**Typical Levels of Groundborne Vibration**

# 3. EXISTING NOISE ENVIRONMENT

## EXISTING LAND USES AND SENSITIVE RECEPTORS

The project site is bounded by Greenleaf Avenue to the west, Lambert Road to the south, single-family detached residential dwelling units to the north; and single-family detached and multi-family attached residential dwelling units to the east.

The State of California defines sensitive receptors as those land uses that require serenity or are otherwise adversely affected by noise events or conditions. Schools, libraries, churches, hospitals, single and multiple-family residential, including transient lodging, motels and hotel uses make up the majority of these areas.

Sensitive land uses that may be affected by project noise include the single-family detached residential dwelling units located adjacent to the east and north, the multi-family attached residential dwelling units located adjacent to the east, and the church use approximately 135 feet southwest of the project site.

## AMBIENT NOISE MEASUREMENTS

An American National Standards Institute (ANSI Section SI4 1979, Type 1) Larson Davis model LxT sound level meter was used to document existing ambient noise levels. In order to document existing ambient noise levels in the project area, five (5) 10-minute daytime noise measurements were taken between 2:11 PM and 3:56 PM on January 23, 2019. In addition, one (1) long-term 24-hour noise measurement was also taken from January 23, 2019 to January 24, 2019. Field worksheets and noise measurement output data are included in Appendix C.

As shown on Figure 5, the noise measurements were taken near the single-family detached residential dwelling unit located to the north of the project site (along Greenleaf Avenue) (NM1), near the single-family detached residential dwelling units located to the east of the project site (along Bright Avenue) (NM2), near the multi-family attached residential dwelling units located adjacent to the southeast corner of the project site (along Lambert Road) (NM3), at the commercial uses located to the northwest of the project site (NM4), at the commercial uses (gas station) located to the south of the project site (NM5), and at the northwestern corner of the project site near adjacent single-family detached residential dwelling units to the north (LTNM1). Table 1 provides a summary of the short-term ambient noise data. Table 2 provides hourly interval ambient noise data from the long-term noise measurement. Short-term ambient noise levels were measured between 59 and 73.4 dBA $L_{eq}$. Long-term hourly noise measurement ambient noise levels ranged from 53.4 to 69.2 dBA $L_{eq}$. The dominant noise sources were from vehicles traveling along Greenleaf Avenue, Lambert Road, Bright Avenue, and other surrounding roadways.

**Table 1**
**Short-Term Noise Measurement Summary (dBA)[1,2]**

| Daytime | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Site Location | Time Started | Leq | Lmax | Lmin | L(2) | L(8) | L(25) | L(50) |
| NM1 | 2:11 PM | 67.4 | 76.2 | 49.7 | 74.5 | 72.6 | 68.8 | 63.3 |
| NM2 | 2:36 PM | 59.0 | 78.7 | 40.5 | 65.2 | 59.8 | 56.6 | 54.2 |
| NM3 | 2:55 PM | 72.4 | 80.2 | 53.9 | 78.1 | 76.5 | 74.1 | 71.0 |
| NM4 | 3:22 PM | 67.3 | 81.5 | 49.2 | 74.4 | 71.7 | 67.8 | 63.4 |
| NM5 | 3:46 PM | 73.4 | 84.9 | 59.9 | 78.9 | 77.4 | 74.9 | 71.7 |

Notes:

(1) See Figure 5 for noise measurement locations. Each noise measurement was performed over a 10-minute duration.

(2) Noise measurements performed on January 23, 2019.

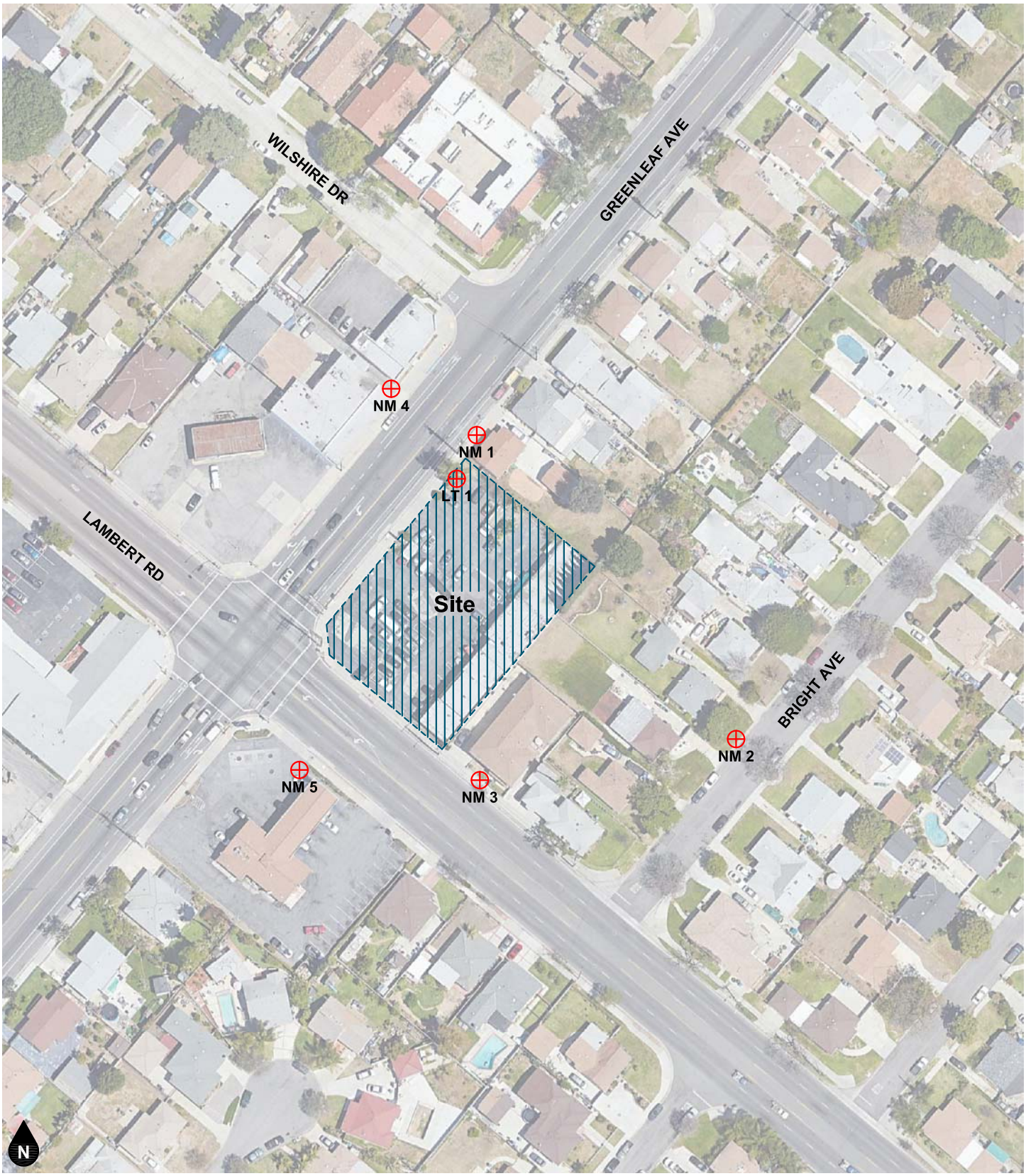
## Table 2
## Long-Term Noise Measurement Summary (dBA)[1,2]

| 24-Hour Ambient Noise | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Hourly Measurements | Time Started | Leq | Lmax | Lmin | L(2) | L(8) | L(25) | L(50) |
| Overall Summary | 6:00 PM | 64.6 | 98.9 | 41.3 | 70.8 | 67.2 | 63.5 | 59.9 |
| 1 | 6:00 PM | 65.0 | 79.9 | 51.6 | 71.5 | 68.5 | 65.8 | 62.5 |
| 2 | 7:00 PM | 53.4 | 92.4 | 49.5 | 72.6 | 68.3 | 64.5 | 61.2 |
| 3 | 8:00 PM | 53.5 | 95.7 | 48.9 | 69.8 | 66.6 | 62.8 | 59.6 |
| 4 | 9:00 PM | 55.1 | 73.4 | 47.7 | 67.2 | 64.6 | 61.0 | 58.1 |
| 5 | 10:00 PM | 55.9 | 76.1 | 47.5 | 67.1 | 63.6 | 59.3 | 55.5 |
| 6 | 11:00 PM | 57.8 | 77.2 | 44.5 | 66.3 | 61.9 | 56.9 | 52.3 |
| 7 | 12:00 AM | 59.3 | 76.0 | 43.0 | 64.6 | 59.7 | 55.1 | 50.7 |
| 8 | 1:00 AM | 59.4 | 74.0 | 43.1 | 61.9 | 57.0 | 52.2 | 48.9 |
| 9 | 2:00 AM | 60.4 | 75.7 | 41.9 | 61.9 | 56.5 | 50.2 | 46.6 |
| 10 | 3:00 AM | 63.0 | 74.6 | 41.3 | 64.0 | 58.9 | 53.8 | 50.0 |
| 11 | 4:00 AM | 64.3 | 78.2 | 46.5 | 67.0 | 63.1 | 59.3 | 54.9 |
| 12 | 5:00 AM | 64.8 | 83.1 | 51.1 | 69.6 | 66.1 | 62.9 | 60.1 |
| 13 | 6:00 AM | 64.9 | 88.1 | 53.9 | 71.4 | 67.9 | 64.8 | 62.8 |
| 14 | 7:00 AM | 65.4 | 83.8 | 55.4 | 73.1 | 69.9 | 66.5 | 63.8 |
| 15 | 8:00 AM | 65.5 | 79.6 | 53.3 | 71.9 | 69.4 | 66.3 | 63.2 |
| 16 | 9:00 AM | 65.6 | 79.6 | 49.8 | 71.2 | 68.3 | 64.7 | 61.6 |
| 17 | 10:00 AM | 65.7 | 86.7 | 45.8 | 70.7 | 67.5 | 63.8 | 60.8 |
| 18 | 11:00 AM | 66.4 | 92.0 | 48.6 | 71.3 | 66.7 | 63.4 | 60.3 |
| 19 | 12:00 PM | 66.6 | 89.2 | 50.5 | 74.3 | 68.1 | 64.4 | 61.5 |
| 20 | 1:00 PM | 66.6 | 90.1 | 49.8 | 72.6 | 68.2 | 64.4 | 61.6 |
| 21 | 2:00 PM | 66.8 | 88.1 | 50.0 | 72.6 | 67.8 | 64.9 | 62.2 |
| 22 | 3:00 PM | 66.9 | 92.1 | 50.8 | 72.0 | 68.3 | 65.1 | 61.6 |
| 23 | 4:00 PM | 67.0 | 98.9 | 49.9 | 72.3 | 68.1 | 65.3 | 61.8 |
| 24 | 5:00 PM | 69.2 | 83.3 | 53.3 | 70.9 | 67.5 | 65.2 | 62.4 |

Notes:

(1) See Figure 5 for noise measurement locations. Noise measurement was performed over a 24-hour duration.

(2) Noise measurement performed from January 23, 2019 to January 24, 2019.




Legend

⊕ Noise Measurement Location

NM 1

**Figure 5**
**Noise Measurement Location Map**

# 4. REGULATORY SETTING

## FEDERAL REGULATION

Federal Noise Control Act of 1972

The U.S. Environmental Protection Agency (EPA) Office of Noise Abatement and Control was originally established to coordinate federal noise control activities. After its inception, EPA's Office of Noise Abatement and Control issued the Federal Noise Control Act of 1972, establishing programs and guidelines to identify and address the effects of noise on public health, welfare, and the environment. In response, the EPA published Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety (Levels of Environmental Noise). The Levels of Environmental Noise recommended that the Ldn should not exceed 55 dBA outdoors or 45 dBA indoors to prevent significant activity interference and annoyance in noise-sensitive areas.

In addition, the Levels of Environmental Noise identified five (5) dBA as an "adequate margin of safety" for a noise level increase relative to a baseline noise exposure level of 55 dBA Ldn (i.e., there would not be a noticeable increase in adverse community reaction with an increase of five dBA or less from this baseline level). The EPA did not promote these findings as universal standards or regulatory goals with mandatory applicability to all communities, but rather as advisory exposure levels below which there would be no risk to a community from any health or welfare effect of noise.

In 1981, EPA administrators determined that subjective issues such as noise would be better addressed at lower levels of government. Consequently, in 1982 responsibilities for regulating noise control policies were transferred to State and local governments. However, noise control guidelines and regulations contained in EPA rulings in prior years remain in place by designated Federal agencies, allowing more individualized control for specific issues by designated Federal, State, and local government agencies.

## STATE REGULATIONS

State of California General Plan Guidelines 2017

Though not adopted by law, the State of California General Plan Guidelines 2017, published by the California Governor's Office of Planning and Research (OPR) (OPR Guidelines), provides guidance for the compatibility of projects within areas of specific noise exposure. The OPR Guidelines identify the suitability of various types of construction relative to a range of outdoor noise levels and provide each local community some flexibility in setting local noise standards that allow for the variability in community preferences. Findings presented in the Levels of Environmental Noise Document (EPA 1974) influenced the recommendations of the OPR Guidelines, most importantly in the choice of noise exposure metrics (i.e., Ldn or CNEL) and in the upper limits for the normally acceptable outdoor exposure of noise-sensitive uses.

The OPR Guidelines include a Noise and Land Use Compatibility Matrix which identifies acceptable and unacceptable community noise exposure limits for various land use categories. Where the "normally acceptable" range is used, it is defined as the highest noise level that should be considered for the construction of the buildings which do not incorporate any special acoustical treatment or noise mitigation. The "conditionally acceptable" or "normally unacceptable" ranges include conditions calling for detailed acoustical study or construction mitigation to reduce interior exposure levels prior to the construction or operation of the building under the listed exposure levels.

California Environmental Quality Act

The California Environmental Quality Act Guidelines (Appendix G) establishes thresholds for noise impact analysis. Two of these standards apply to what is referred to as a "substantial increase" in ambient noise levels. The City does not have a definition of a substantial increase, nor does CEQA establish a numerical value for this threshold. Noise generated by transportation sources propagates differently than noise generated by point sources. Therefore, for purposes of this analysis, the following threshold was utilized to evaluate the project's potential to result in substantial increases in ambient noise levels.

*Substantial Permanent Noise Level Increases*

## Traffic Noise

In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will typically be judged. The Federal Interagency Committee on Noise (FICON) developed guidance to be used for the assessment of project-generated increases in noise levels that consider the ambient noise level (FICON 1992). The Federal Interagency Committee on Noise recommendations are based on studies that relate aircraft noise levels to the percentage of persons highly annoyed by aircraft noise. Although the Federal Interagency Committee on Noise recommendations were specifically developed to assess aircraft noise impacts, these recommendations are often used in environmental noise impact assessments involving the use of cumulative noise exposure metrics, such as the average-daily noise level (CNEL) or hourly logarithmic average noise levels (Leq).

For example, if the ambient noise environment is quiet (<60 dBA) and the new noise source greatly increases the noise levels, an impact may occur if the noise criteria may be exceeded. Therefore, for this analysis, the Federal Interagency Committee on Noise identifies a readily perceptible 5 dBA or greater project-related noise level increase is considered a significant impact when the noise criteria for a given land use is exceeded. Per the Federal Interagency Committee on Noise, in areas where the without project noise levels range from 60 to 65 dBA, a 3 dBA barely perceptible noise level increase appears to be appropriate for most people. When the without project noise levels already exceed 65 dBA, any increase in community noise louder than 1.5 dBA or greater is considered a significant impact if the noise criteria for a given land use is exceeded, since it likely contributes to an existing noise exposure exceedance. The table below provides a summary of the potential noise impact significance criteria, based on guidance from the Federal Interagency Committee on Noise.

| Significance of Noise Impacts at Noise Sensitive Receivers | |
|---|---|
| Without Project Noise Level | Potential Significant Impact |
| < 60 dBA | 5 dBA or more |
| 60 - 65 dBA | 3 dBA or more |
| > 65 dBA | 1.5 dBA or more |

Source: Federal Interagency Committee on Noise (FICON), 1992.

*Stationary Noise*

Project operations, including noise from parking lot activities, loading and unloading of supplies and HVAC, may produce an increase in noise levels which disturbs the peace and quiet of adjacent residential areas or cause discomfort/annoyance to area residents. A 5 dBA increase is considered to be "readily audible", which seems to correlate most closely to "substantial increase". For the purposes of this report, a substantial permanent increase in ambient noise levels due to stationary noise sources shall be considered 5 dBA $L_{eq}$.

*Substantial Temporary or Periodic Noise Level Increases*

Due to the temporary, short-term nature of noise-generating construction activities, the temporary or periodic noise level increases over the existing ambient conditions must be considered under CEQA Guideline D, consistent with the legal case, Friends of Riverside's Hills v. Riverside Transportation Commission, et al. (2013). Therefore, the California Department of Transportation Traffic Noise Analysis Protocol 12 dBA Leq substantial noise level increase threshold is used in this analysis to assess temporary noise level increases. If the project-related construction noise levels generate a temporary noise level increase above the existing ambient noise levels of up to 12 dBA Leq, then the project construction noise level increases will be considered a potentially significant impact. Although the California Department of Transportation recommendations were specifically developed to assess traffic noise impacts, the 12 dBA Leq substantial noise level increase threshold is used in California to address noise level increases with the potential to exceed existing conditions (California Department of Transportation 2011).

California Department of Transportation (Caltrans)

The California Department of Transportation has published one of the seminal works for the analysis of ground-borne noise and vibration relating to transportation- and construction-induced vibrations and although the project is not subject to these regulations, it serves as useful tools to evaluate vibration impacts. These guidelines recommend that a standard of 0.2 inches per section (in/sec) PPV not be exceeded for the protection of normal residential buildings (California Department of Transportation, 2002). This is the appropriate threshold for construction related ground-borne vibration impacts.

## LOCAL REGULATIONS

City of Whittier General Plan

The City of Whittier has adopted their own version of the State Land Use Compatibility Guidelines for land use planning and to assess potential transportation noise impacts to proposed land uses (see Table 3).

The City of Whittier General Plan Noise Element contains goals and policies related to noise within the City. The General Plan goals and policies which apply to the proposed project are presented below.

Goal 1 Minimize noise levels throughout the community.

Policy 1.2: Consider steps to correct existing noise problems and avoid future problems through design measures such as buffers and barriers or through abatement procedures.

Goal 2 Discourage noises which are detrimental to the public health and welfare and contrary to the public interest.

Policy 2.1: Control, at their sources, any sounds which exceed accepted community noise levels.

Policy 2.4: Support the enforcement of existing laws pertaining to the noise of off-road vehicles, trucks, and equipment.

City of Whittier Municipal Code

Chapter 8.32 Noise Control of the City of Whittier Municipal Code contains the City's noise standards.

*Section 8.32.040 Loud, Annoying, and Unnecessary Noises – Enumerated.*

The City Council finds the following to be loud, annoying and unnecessary noises, which are hereby declared to be in violation of Chapter 8.32 Noise Control of the City's municipal code; this list is deemed illustrative

and shall not be construed in any way to be an exclusive or all-inclusive list of the noises prohibited by Chapter 8.32, it being the intent and purpose of Chapter 8.32 to include and prohibit all noises of the character described in this section. Where no specific distance is set for the determination of audibility, reference to noise disturbance shall be deemed to mean plainly audible at a distance of 100 feet from the real property boundary of the source of the sound, if the sound occurs on privately owned property, or from the source of the sound, if the sound occurs on the public right-of-way, public property, or private property open to the public. References to "adjacent" or "neighboring" residences or units in this section shall mean those residences or units located next to or in close proximity to the source of the noise, and no specific distance standard shall be required for such locations.

G. Loudspeakers/Public Address System. The using, operating or playing, or permitting to be played, used or operated, of any radio receiving set, musical instrument, audio system, loudspeaker, sound amplifying equipment or other machine or device for the producing or reproducing of sound, which casts sound upon the streets for the purpose of commercial or noncommercial advertising, or attracting the attention of the public to any building, structure or attraction (1) such that the sound there from creates a loud, annoying or unnecessary noise across a residential area; or (2) on a public right-of-way or public space, except as provided in Section 8.32.080.

H. Radios, Musical Instruments and Similar Devices. The using, operating or playing, or the permitting to be played, used or operated, any stereo, radio receiving set, musical instrument, audio system, television set or any like machine or device that produces or reproduces sound, in such manner as to disturb at any time, the peace, quiet and comfort of the neighboring inhabitants, with louder volume than is necessary for convenient hearing for the person or persons who are in the room, vehicle, chamber or place in which the machine or device is operated and who are voluntarily listening thereto. The operation of any such machine or device during nighttime hours in such a manner as to be plainly audible by inhabitants or occupants of any adjacent or neighboring residential properties or units, or plainly audible at a distance of 50 feet from any nonresidential building, structure, vehicle or place in which it is located, shall be prima facie evidence of a violation of this subsection.

L. Erection or demolition of buildings, excluding owner resident additions or remodeling, and the grading and excavation of land including the use of blasting, the startup and use of heavy equipment such as dump trucks and graders and the use of jack hammers except on weekdays between the hours of 7:00 AM and 6:00 PM and on Saturdays 8:00 AM to 5:00 PM. The city manager may waive any or all of the provisions of this subsection in cases of urgent necessity, or in the interest of public health and safety. The provisions of this subsection may also be waived or modified pursuant to a conditional use permit or other development entitlement processed and issued in accordance with the applicable city requirements and procedures.

M. Late night disturbances of any kind that are plainly audible by inhabitants or occupants of any adjacent or neighboring residential properties or units, or are plainly audible at a distance of 50 feet from a real property boundary, that occur during nighttime hours, shall be prima facie evidence of violation of this subsection.

*Section 8.32.080 Exemptions and Waivers.*

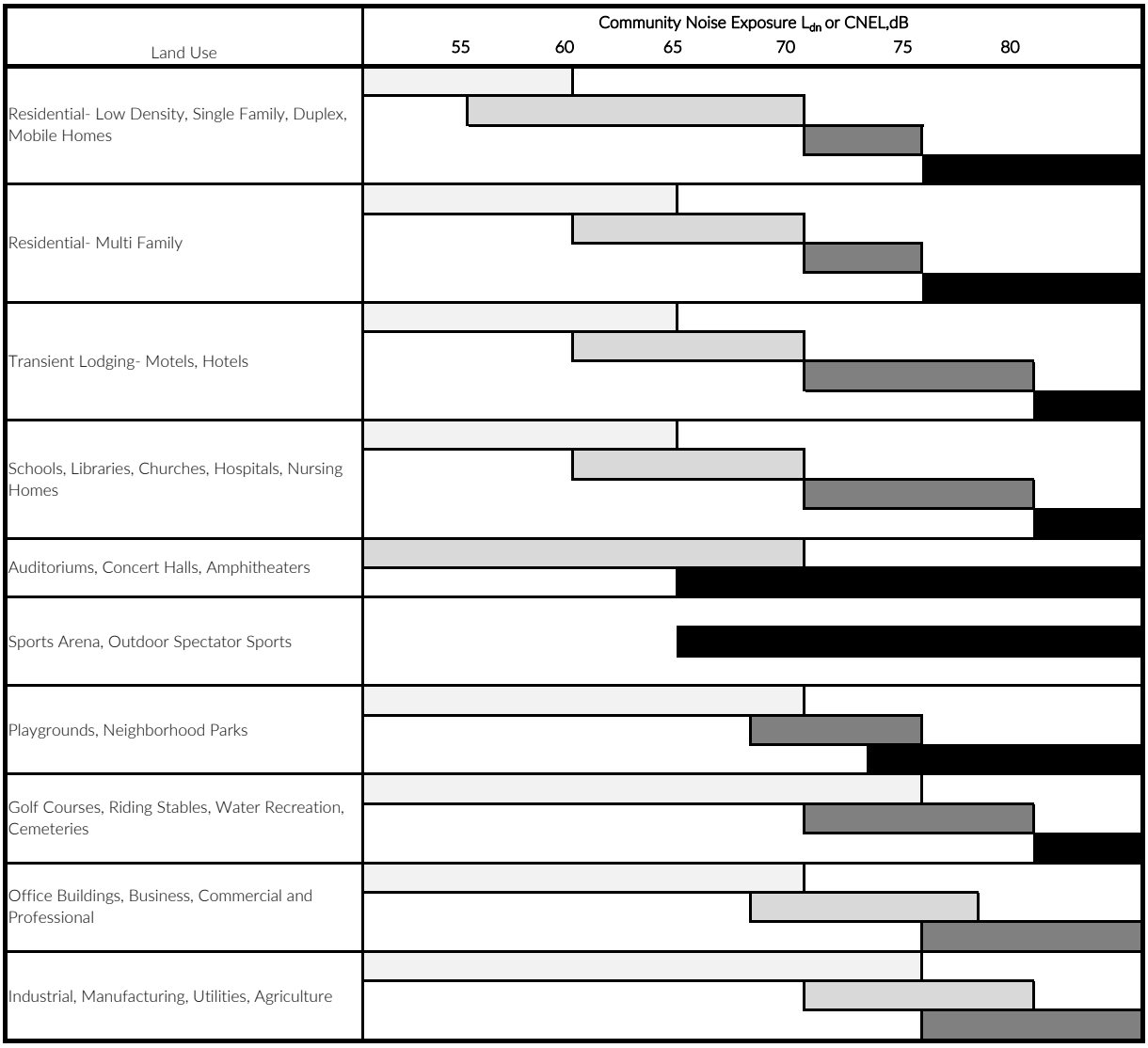
The following uses of any activity shall be exempt from noise level regulations:

D. Any noise resulting from activities of a temporary duration permitted by law and/or for which a waiver has been granted by the director.

E. Refuse collection trucks, provided the trucks do not collect refuse between the hours of 9:00 PM and 5:00 AM.

F. Permitted construction during daytime hours.

**Table 3**
**Land Use Compatibility for Community Noise Exposure[1]**




| | |
|---|---|
| **Normally Acceptable:** | Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements. |
| **Conditionally Acceptable:** | New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. |
| **Normally Unacceptable:** | New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design. |
| **Clearly Unacceptable:** | New construction or development should generally not be undertaken. |

Notes:

(1) Source: City of Whittier General Plan Noise Element Exhibit 8-1, 1993.

# 5. ANALYTICAL METHODOLOGY AND MODEL PARAMETERS

This section discusses the analysis methodologies used to assess noise impacts.

## NOISE MODELING AND INPUT

Road Construction Model

A worst-case construction noise scenario was modeled using a version of the Federal Highway Administration's Roadway Construction Noise Model (RCNM). RCNM utilizes standard noise emission levels for many different types of equipment and includes utilization percentage, impact, and shielding parameters. Noise modeling input parameters and output are provided in Appendix D.

Federal Highway Administration (FHWA) Traffic Noise Prediction Model

Existing and Existing Plus Project noise levels along Greenleaf Avenue, Lambert Road, and other affected nearby roadway segments were modeled utilizing the FHWA Traffic Noise Prediction Model FHWA-RD-77-108 in order to quantify the proposed project's contribution to increases in ambient noise levels.

The FHWA Traffic Noise Prediction Model arrives at a predicted noise level through a series of adjustments to the Reference Energy Mean Emission Level (REMEL). Adjustments are then made to the REMEL to account for: total average daily traffic volumes, roadway classification, width, speed and truck mix, roadway grade and site conditions (hard or soft ground surface). Surfaces adjacent to all modeled roadways were assumed to have a "hard site" to predict worst-case, conservative noise levels. A hard site, such as pavement, is highly reflective and does not attenuate noise as quickly as grass or other soft sites. Possible reductions in noise levels due to intervening topography and buildings were not accounted for in this analysis.

Existing average daily traffic volumes were obtained from the Traffic Impact Analysis prepared for a nearby project (Lincoln Specific Plan Traffic Impact Analysis prepared by RBF Consulting (October 2014)) and the project's average daily trips were estimated based on the SANDAG's trip generation rates[1]. Neither the City of Whittier or the County of Los Angeles have vehicle/truck mixes and D/E/N splits for use in acoustical studies; therefore, vehicle/truck mixes and D/E/N splits for use in acoustical studies published by the Riverside County Department of Industrial Hygiene were utilized for noise modeling. Existing Plus Project vehicle mixes were calculated by adding the proposed project trips to existing conditions. FHWA spreadsheets are included in Appendix E.

SoundPLAN

The SoundPLAN acoustical modeling software was utilized to model project operational worst-case stationary noise impacts from the proposed project to adjacent sensitive uses (e.g., residences). SoundPLAN is capable of evaluating stationary noise sources (e.g., parking lots, drive-thru menus, car wash equipment, vacuums, etc.) and much more. The SoundPLAN software utilizes algorithms (based on the inverse square law) to calculate noise level projections. The software allows the user to input specific noise sources, spectral content, sound barriers, building placement, topography, and sensitive receptor locations. In addition to the information provided below, noise modeling input and outputs assumptions are provided in Appendix E.

The SoundPLAN noise model was utilized to model the Community Noise Equivalent Level (CNEL) for proposed car wash operations to determine if the project would exceed land use/noise compatibility guidelines presented in the Noise Element of the City's General Plan. The four dominant noise sources associated with a car wash include the car wash drying system, the vacuum turbine/producer, the detailing hose/blower ends and parking lot vehicle movements.

[1] Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, San Diego Association of Governments (SANDAG), 2002.

The modeling assumes that the car wash would be in full operation between the hours of 7:00 AM and 10:00 PM and not in operation between the hours of 10:00 PM to 7:00 AM. It was assumed that the car wash and all vacuum stations were operating continuously. As the noisiest maximum events are associated with the components in this analysis (blowers/dryers and outdoor vacuum/blowers), the modeling results also apply to any maximum event noise level standards.

Car Wash

The drying system will be loudest and most dominant noise source associated with car wash operation. The modeling assumes the use of a "Whisper Drying System" (65 dB at 65 feet)[2] installed 5 feet from the car wash tunnel exit and at a height of 9 feet.

Vacuum System

The vacuum turbine/producer proposed as part of the project will be located with a within a cinder block enclosure with concrete slab and wood joist roof. Under these conditions concrete building specifications provided by the manufacturer[2] indicate that the noise level associated with the turbine/producer would be 35 dBA at a distance of 10 feet from the cinder block housing. This noise level is below measured ambient noise levels and would not be readily audible and was therefore not included in the SoundPLAN noise modeling.

A hose system will extend from the housed vacuum systems and hose ends will be available within the detailing/vacuum area. A point noise source of 76.8 dB at 3 feet was assigned to each hose end/vacuum station to represent noise associated with general vacuuming activities. This noise level was collected at an existing Fast Five Car Wash located in the City of Murrieta, California on November 7, 2017. The measured 76.8 dB at 3 feet noise level is an average of three (3) five-minute noise measurements taken while an cleaning the front seat area of their vehicle (Kunzman Associates, Inc. 2017). This methodology is very conservative as it assumes that all vacuum stations are being utilized at the same time continuously for an entire hour.

Parking Lot/Vehicle Movement and Queuing

A line noise source with a sound pressure level of 50 dB every square meter was utilized to represent parking lot vehicle movements and queuing.

[2] Manufacturer data provided in Appendix F.

# 6. IMPACT ANALYSIS

This impact discussion analyzes the potential for noise impacts to cause the exposure of a person to, or generation of, noise levels in excess of established City of Whittier noise standards related to: construction noise, operational noise, and transportation noise related impacts from the proposed project.

## CONSTRUCTION NOISE

Existing single-family detached residential dwelling units located adjacent to the north and east, multi-family attached residential dwelling units located adjacent to the east, and church uses located to the southwest of the project site may be temporarily affected by short-term noise impacts associated the transport of workers, the movement of construction materials to and from the project site, ground clearing, excavation, grading, and building activities.

Construction noise varies depending on the construction process, type of equipment involved, location of the construction site with respect to sensitive receptors, the schedule proposed to carry out each task (e.g., hours and days of the week) and the duration of the construction work. Typical noise sources and noise levels associated with construction are shown in Table 4. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Site grading is expected to produce the highest sustained construction noise levels.

A likely worst-case construction noise scenario was calculated using the Federal Highway Administration's Roadway Construction Noise Model (RCNM) (see Appendix D). A use factor of 40% was assumed for all equipment.

Demolition

The proposed project is anticipated to include demolition of an existing commercial building. The noise modeling included the use of a backhoe, a dozer, a concrete saw, and a tractor all operating between 15 and 150 feet from the property line during demolition. The existing concrete wall along the project site's northern property line will provide 5 dB of noise reduction, which was accounted for in the modeling. Unmitigated demolition noise levels are expected to reach the following noise levels at adjacent and nearby land uses.

| Demolition Noise | | |
|---|---|---|
| Location | Leq | Lmax |
| Residential adjacent to the northern property line | 80 | 83 |
| Residential adjacent to the eastern property line | 85 | 88 |
| Residential property line 90 feet to the southeast | 73.9 | 76.9 |
| Church property line 135 feet to southwest | 72 | 75.3 |

Measured ambient noise levels ranged from 59 and 73.4 dBA $L_{eq}$. Decibels are based on a logarithmic scale; therefore, the calculated noise levels during demolition have been added logarithmically to the measured ambient noise levels in order to determine the following anticipated noise level increases during demolition. The anticipated construction noise level increase during demolition at the northern property line would be 12.8 dB, at the eastern property line would be 12.8 dB, at the residential uses approximately 90 feet to the southeast would be 3.8 dB, and at the church use approximately 135 feet to the southwest would be 2.4 dB. Therefore, demolition would be anticipated to exceed the California Department of Transportation Traffic Noise Analysis Protocol 12 dBA $L_{eq}$ substantial noise level increase threshold at the northern and eastern property lines by approximately 0.8 dB and mitigation would be required. The noise reduction measures provided in Section 7 of this report would be anticipated to provide approximately 10 dB in noise reduction; therefore, with incorporation of these construction noise measures demolition noise would no longer exceed

the California Department of Transportation substantial noise increase threshold at the northern and eastern property lines of the proposed project.

Grading

The noise modeling included use of a grader, a dozer, and a tractor all operating between 25 and 175 feet from the property line during grading. The existing concrete wall along the project site's northern property line will provide 5 dB of noise reduction, which was accounted for in the modeling. Unmitigated grading noise levels are expected to reach the following noise levels at adjacent and nearby land uses.

| Grading Noise | | |
|---|---|---|
| Location | Leq | Lmax |
| Residential adjacent to the northern property line | 82.2 | 86 |
| Residential adjacent to the eastern property line | 87.2 | 91 |
| Residential property line 90 feet to the southeast | 75 | 77.8 |
| Church property line 135 feet to southwest | 72.5 | 74.9 |

Measured ambient noise levels ranged from 59 and 73.4 dBA $L_{eq}$. Decibels are based on a logarithmic scale; therefore, the calculated noise levels during grading have been added logarithmically to the measured ambient noise levels in order to determine the following anticipated noise level increases during grading. The anticipated construction noise level increase during grading at the northern property line would be 14.9 dB, at the eastern property line would be 14.9 dB, at the residential uses approximately 90 feet to the southeast would be 4.5 dB, and at the church use approximately 135 feet to the southwest would be 2.6 dB. Therefore, grading would be anticipated to exceed the California Department of Transportation Traffic Noise Analysis Protocol 12 dBA $L_{eq}$ substantial noise level increase threshold at the northern and eastern property lines by approximately 2.9 dB and mitigation would be required. The noise reduction measures provided in Section 7 of this report would be anticipated to provide approximately 10 dB in noise reduction; therefore, with incorporation of these construction noise measures grading noise would no longer exceed the California Department of Transportation substantial noise increase threshold at the northern and eastern property lines of the proposed project.

Although construction noise will have a temporary or periodic increase in the ambient noise levels above the existing within the project vicinity, it is anticipated to occur during the permissible hours according to the City's Code Section 8.32.040(L) which limits construction activities to between the hours of 7:00 AM and 6:00 PM on weekdays and 8:00 AM and 5:00 PM on Saturdays. However, demolition and grading activities at the northern and eastern property lines would be anticipated to exceed the California Department of Transportation Traffic Noise Analysis Protocol 12 dBA $L_{eq}$ substantial noise level increase threshold. Therefore, to be conservative and to reduce construction noise levels at the nearest sensitive receptors, recommended construction noise reduction measures are presented in Section 7 of this report. Impacts would be less than significant with implementation of the mitigation measures.

## NOISE IMPACTS TO OFF-SITE RECEPTORS DUE TO PROJECT GENERATED TRIPS

CEQA - Increase in Ambient Noise Levels due to Off-site Noise

During operation, the proposed project is expected to generate approximately 900 average daily trips per SANDAG. A worst-case project generated traffic noise level was modeled utilizing the FHWA Traffic Noise Prediction Model - FHWA-RD-77-108. Traffic noise levels were calculated at the right-of-way from the centerline of the analyzed roadway. In order to show a worst-case analysis, the total 900 daily vehicle trips were placed on each of the modeled roadway segments. The modeling is theoretical and does not take into account any existing barriers, structures, and/or topographical features that may further reduce noise levels. Therefore, the levels are shown for comparative purposes only to show the difference in with and without project conditions. Roadway input parameters including average daily traffic volumes (ADTs), speeds, and

vehicle distribution data is shown in Table 5. The potential off-site noise impacts caused by an increase of trips from operation of the proposed project on the nearby roadways were calculated for the following scenarios:

*Existing Year (without Project)*: This scenario refers to existing year traffic noise conditions and is demonstrated in Table 5.

*Existing Year (Plus Project)*: This scenario refers to existing year plus project traffic noise conditions and is demonstrated in Table 5.

As shown in Table 6, modeled Existing traffic noise levels range between 71.5 to 71.93 dBA CNEL and the modeled Existing Plus Project traffic noise levels range between 71.64 to 72.13 dBA CNEL at the right-of-way of each modeled roadway segment. As stated previously, increases in noise levels associated with project generated vehicle trips will be considered substantial if they result in the following:

| Significance of Noise Impacts at Noise-Sensitive Receivers | |
|---|---|
| Without Project Noise Level | Potential Significant Impact |
| < 60 dBA | 5 dBA or more |
| 60 - 65 dBA | 3 dBA or more |
| > 65 dBA | 1.5 dBA or more |

Source: Federal Interagency Committee on Noise (FICON), 1992.

Table 6 shows that all modeled roadway segments are anticipated to change the noise a nominal amount (between approximately 0.14 to 0.2 dBA CNEL). Therefore, a change in noise level would not be audible and would be considered less than significant. No mitigation is required.

## NOISE IMPACTS TO OFF-SITE RECEPTORS DUE TO ON-SITE OPERATIONAL NOISE

Sensitive receptors that may be affected by project operational noise include the single-family detached residential dwelling units located adjacent to the north and east and the multi-family attached residential dwelling units located adjacent to the south east of the proposed project. Project operational noise levels at adjacent properties and nearby residential and commercial land uses are shown on Figure 6.

Compliance with General Plan Noise Standards

The City of Whittier has adopted their own version of the State Land Use Compatibility Guidelines for land use planning and to assess potential noise impacts from one property to another (see Table 3). Noise levels at single-family detached residential land uses are considered to be acceptable at levels that do not exceed 60 dBA CNEL and exterior noise levels at multi-family attached residential land uses are considered to be acceptable at levels that do not exceed 65 dBA CNEL. As shown on Figure 6, project operational noise levels are expected to range between 57.1 and 69.5 dBA CNEL and will exceed 60 dBA CNEL, the normally acceptable noise level for single-family detached residential land uses near the northeastern corner of the project site, with the proposed 6 foot concrete perimeter wall as shown. Project operational noise would not exceed normally acceptable noise levels (65 dBA CNEL) at multi-family attached residential land uses as proposed. Figure 7 shows that noise levels will also exceed the 60 dBA CNEL normally acceptable noise level for single-family detached residential dwelling units if the perimeter concrete wall is 8 feet in height. Figure 8 shows that by increasing the perimeter wall to a height of 10 feet, operational noise levels would not exceed the 60 dBA CNEL normally acceptable noise level for single-family detached residential land uses. A mitigation measure has been added to Section 7 of this report requiring the perimeter wall height to be increased to 10 feet in height. Impacts would be less than significant with implementation of the mitigation measures.

Compliance with Noise Ordinance Standards

Construction of the perimeter barrier would prevent loudspeaker noise/music (assuming it is not raised above the barrier height) from becoming loud, and annoying. A mitigation measure limiting the erection of amplified voice or music to below the height of the 10 foot perimeter wall has been added to Section 7 of this report. Impacts would be less than significant with implementation of the mitigation measures.

Ambient noise levels in the project vicinity range between 53.4 to 65.4 dBA Leq. If operated between the hours of 10:00 PM and 7:00 AM the proposed car wash may result in short-term noise levels and noise events that would be disruptive to sleep. A mitigation measure limiting car wash hours of operation and any loading/unloading to between the hours of 7:00 AM and 10:00 PM has been added to Section 7 of this report. Impacts would be less than significant with implementation of the mitigation measures.

CEQA - Increase in Ambient Noise Levels due to On-site Noise

The existing measured CNEL (weighted 24-hour noise measurement) is 69.3 dBA. As shown on Figure 6, if the proposed perimeter barrier is constructed to a height of 6 feet, project operational noise levels would range between 46.6 and 69.5 dBA CNEL. The project operation would not result in substantial increases in ambient noise levels. This impact is less than significant.

## VIBRATION IMPACTS

There are several types of construction equipment that can cause vibration levels high enough to annoy persons in the vicinity and/or result in architectural or structural damage to nearby structures and improvements. For example, as shown in Table 7, a vibratory roller could generate up to 0.21 PPV at a distance of 25 feet; and operation of a large bulldozer (0.089 PPV) at a distance of 25 feet (two of the most vibratory pieces of construction equipment). Groundborne vibration at sensitive receptors associated with this equipment would drop off as the equipment moves away. For example, as the vibratory roller moves further than 100 feet from the sensitive receptors, the vibration associated with it would drop below 0.046 PPV. It should be noted that these vibration levels are reference levels and may vary slightly depending upon soil type and specific usage of each piece of equipment.

Annoyance to Persons

The primary effect of perceptible vibration is often a concern. However, secondary effects, such as the rattling of a china cabinet, can also occur, even when vibration levels are well below perception. Any effect (primary perceptible vibration, secondary effects, or a combination of the two) can lead to annoyance. The degree to which a person is annoyed depends on the activity in which they are participating at the time of the disturbance. For example, someone sleeping or reading will be more sensitive than someone who is running on a treadmill. Reoccurring primary and secondary vibration effects often lead people to believe that the vibration is damaging their home, although vibration levels are well below minimum thresholds for damage potential.

As shown in Table 8, vibration is annoying at a peak particle velocity (PPV) of 0.20. The closest structures adjacent to the project site are approximately 10 feet from the northern property line and 15 feet from the eastern property line. At 10 feet the use of a vibratory roller would be expected to generate a PPV of 0.575 and a large bulldozer would be expected to generate a PPV of 0.244 and at 15 feet a vibratory roller would be expected to generate a PPV of 0.368 and a large bulldozer would be expected to generate a PPV of 0.156. Use of vibratory construction equipment on the project site may be annoying but it will be short-term, and will occur only during daytime hours during site grading and preparation. Although this impact would not be significant, mitigation measures to reduce potential impacts related to annoyance are presented in Section 7 of this report.

Architectural Damage

Vibration generated by construction activity generally has the potential to damage structures. This damage could be structural damage, such as cracking of floor slabs, foundations, columns, beams, or wells, or cosmetic architectural damage, such as cracked plaster, stucco, or tile.

Table 8 identifies PPV levels of 0.20 as the threshold at which there is a risk to for "architectural" damage. Hence, use of a vibratory roller within 26 feet or use of a large bulldozer with 12 feet of existing structures could result in architectural damage. Vibration worksheets are included in Appendix G. Impacts related to architectural damage may be significant. There is a possibility of architectural damage to existing improvements if vibratory rollers are utilized within 16 feet of the northern property line, 11 feet of the eastern property line, and/or if large bulldozers should are used within 2 feet of the northern property line. Measures to reduce potential impacts to residential dwelling units are presented in Section 7 of this report. Impacts would be less than significant with implementation of the mitigation measures.

**Table 4**
**Typical Construction Equipment Noise Levels**

| Type of Equipment | Range of Maximum Sound Levels Measured (dBA at 50 feet) | Suggested Maximum Sound Levels for Analysis (dBA at 50 feet) |
|---|---|---|
| Rock Drills | 83-99 | 96 |
| Jack Hammers | 75-85 | 82 |
| Pneumatic Tools | 78-88 | 85 |
| Pumps | 74-84 | 80 |
| Dozers | 77-90 | 85 |
| Scrappers | 83-91 | 87 |
| Haul Trucks | 83-94 | 88 |
| Cranes | 79-86 | 82 |
| Portable Generators | 71-87 | 80 |
| Rollers | 75-82 | 80 |
| Tractors | 77-82 | 80 |
| Front-End Loaders | 77-90 | 86 |
| Hydraulic Excavators | 81-90 | 86 |
| Graders | 79-89 | 86 |
| Air Compressors | 76-89 | 86 |
| Trucks | 81-87 | 86 |

Notes:
(1) Source: Bolt, Beranek & Newman; Noise Control for Buildings and Manufacturing Plants, 1987.

## Table 5
## Project Average Daily Traffic Volumes and Roadway Parameters

| Roadway | Segment | Average Daily Traffic Volume[1,2] | | Posted Travel Speeds (MPH) | Site Conditions |
|---|---|---|---|---|---|
| | | Existing | Existing Plus Project | | |
| Greenleaf Avenue | South of Whittier Boulevard | 10,300 | 11,200 | 35 | Hard |
| Lambert Road | East of Santa Fe Springs Road | 19,300 | 20,200 | 40 | Hard |

| Vehicle Distribution (Light Mix)[3] | | | |
|---|---|---|---|
| Motor-Vehicle Type | Daytime % (7 AM - 7 PM) | Evening % (7 PM - 10 PM) | Night % (10 PM - 7 AM) |
| Automobiles | 75.56 | 13.96 | 10.49 |
| Medium Trucks | 48.91 | 2.17 | 48.91 |
| Heavy Trucks | 47.30 | 5.41 | 47.30 |

| Vehicle Distribution (Heavy Mix)[3] | | | |
|---|---|---|---|
| Motor-Vehicle Type | Daytime % (7 AM - 7 PM) | Evening % (7 PM - 10 PM) | Night % (10 PM - 7 AM) |
| Automobiles | 75.54 | 14.02 | 10.43 |
| Medium Trucks | 48.00 | 2.00 | 50.00 |
| Heavy Trucks | 48.00 | 2.00 | 50.00 |

Notes:

(1) Project average daily traffic volumes obtained from the Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, San Diego Association of Governments (SANDAG), 2002.

(2) Existing average daily traffic volumes obtained from the Lincoln Specific Plan Traffic Impact Analysis, RBF Consulting (October 2014).

(3) Existing vehicle percentages are based on the Riverside County Industrial Hygiene Letter for Traffic Noise.

**Table 6**
**Change in Existing Noise Levels Along Roadways as a Result of Project (dBA CNEL)[1]**

| Roadway | Segment | Distance from roadway centerline to right-of-way (feet)[2] | Modeled Noise Levels (dBA CNEL) | | | | |
|---|---|---|---|---|---|---|---|
| | | | Existing Without Project at right-of-way | Existing Plus Project at right-of-way | Change in Noise Level | Exceeds Standards[3] | Increase of 3 dB or More |
| Greenleaf Avenue | South of Whittier Boulevard | 50 | 71.50 | 71.64 | 0.14 | Yes | No |
| Lambert Road | East of Santa Fe Springs Road | 40 | 71.93 | 72.13 | 0.20 | Yes | No |

Notes:

(1) Exterior noise levels calculated 5 feet above pad elevation, perpendicular to subject roadway.

(2) Right-of-way per the City of Whittier General Plan Transportation Element (1993).

(3) Based on the the City's Land Use Compatibility Standards for Residential Uses (see Table 3)

**Table 7**
**Construction Equipment Vibration Source Levels**

| Equipment | Peak Partical Velocity in inches per second[2] | | |
|---|---|---|---|
| | at 25 feet | at 50 feet | at 100 feet |
| Clam Shovel Drop (slurry wall) | **0.202** | 0.071 | 0.025 |
| Vibratory Roller | **0.210** | 0.074 | 0.026 |
| Hoe Ram | **0.089** | 0.031 | 0.011 |
| Large Bulldozer | **0.089** | 0.031 | 0.011 |
| Caisson Drilling | **0.089** | 0.031 | 0.011 |
| Loaded Trucks | 0.076 | 0.027 | 0.010 |
| Jackhammer | 0.035 | 0.012 | 0.004 |
| Small Bulldozer | 0.003 | 0.001 | 0.0004 |

Notes:
(1) Source: Federal Transit Administration: Transit Noise and Vibration Impact Assessment, 2006.

(2) Bold values are considered annoying to people.

**Table 8**
**Typical Human Reaction and Effect on Buildings Due to Groundborne Vibration**

| Vibration Level<br>Peak Particle Velocity (PPV) | Human Reaction | Effect on Buildings |
|---|---|---|
| 0.006–0.019 in/sec | Threshold of perception, possibility of intrusion | Vibrations unlikely to cause damage of any type |
| 0.08 in/sec | Vibrations readily perceptible | Recommended upper level of vibration to which ruins and ancient monuments should be subjected |
| 0.10 in/sec | Level at which continuous vibration begins to annoy people | Virtually no risk of "architectural" (i.e., not structural) damage to normal buildings |
| 0.20 in/sec | Vibrations annoying to people in buildings | Threshold at which there is a risk to "architectural" damage to normal dwelling – houses with plastered walls and ceilings |
| 0.4–0.6 in/sec | Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges | Vibrations at a greater level than normally expected from traffic, but would cause "architectural" damage and possibly minor structural damage |

Notes:
(1) Source: California Department of Transportation. Transportation and Construction Vibration Guidance Manual, Chapter 6 Tables 5 and 12, September 2013.

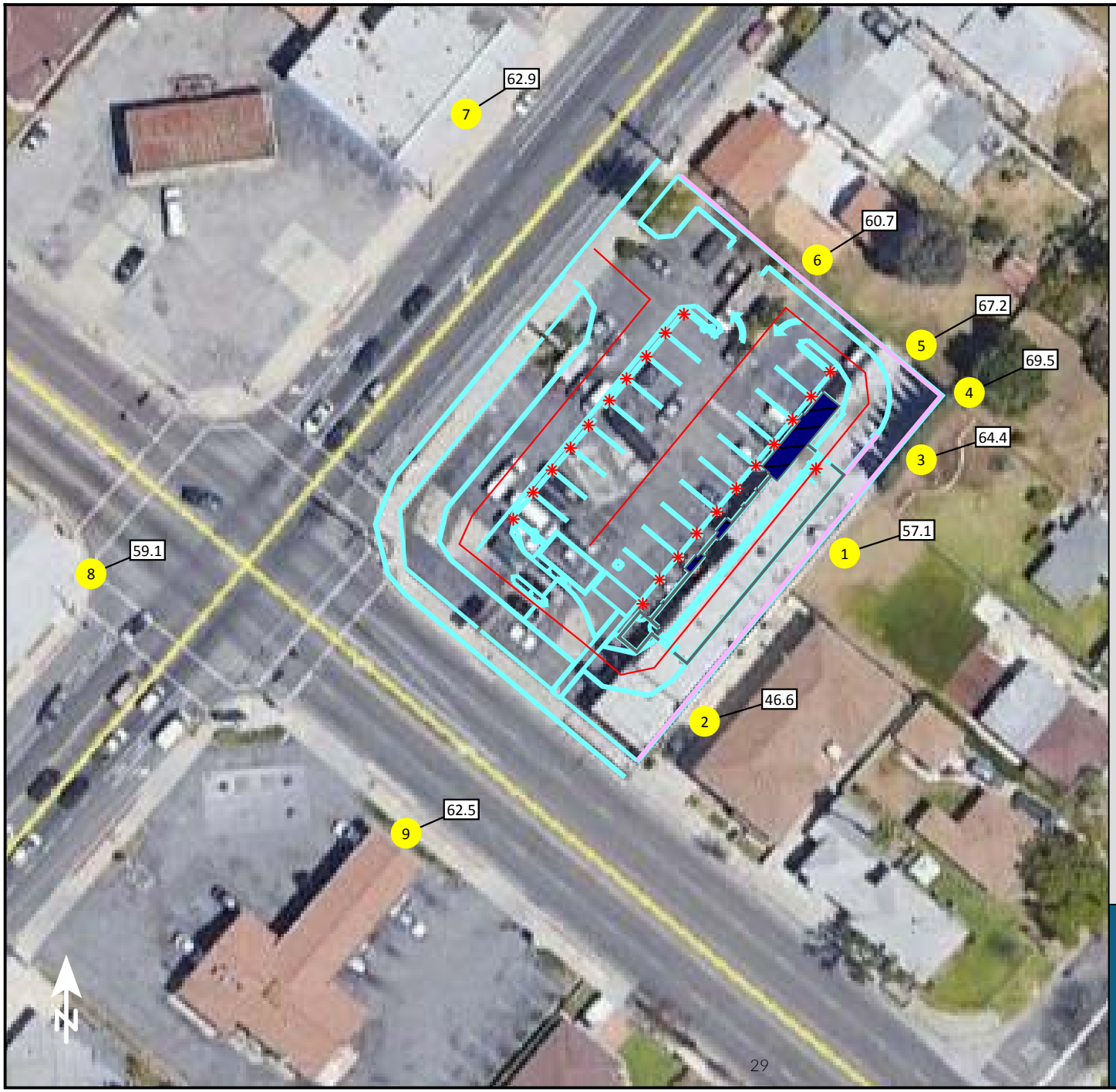



Figure 6

Operational Noise Levels
6-Foot Concrete Perimeter Wall
(CNEL)

Signs and symbols

- Concrete Wall
- Receiver
- Drying System and Hose End point sources
- Vehicle Emission Line
- Noise Levels

1 : 60

0 15 30 60 90 120 feet

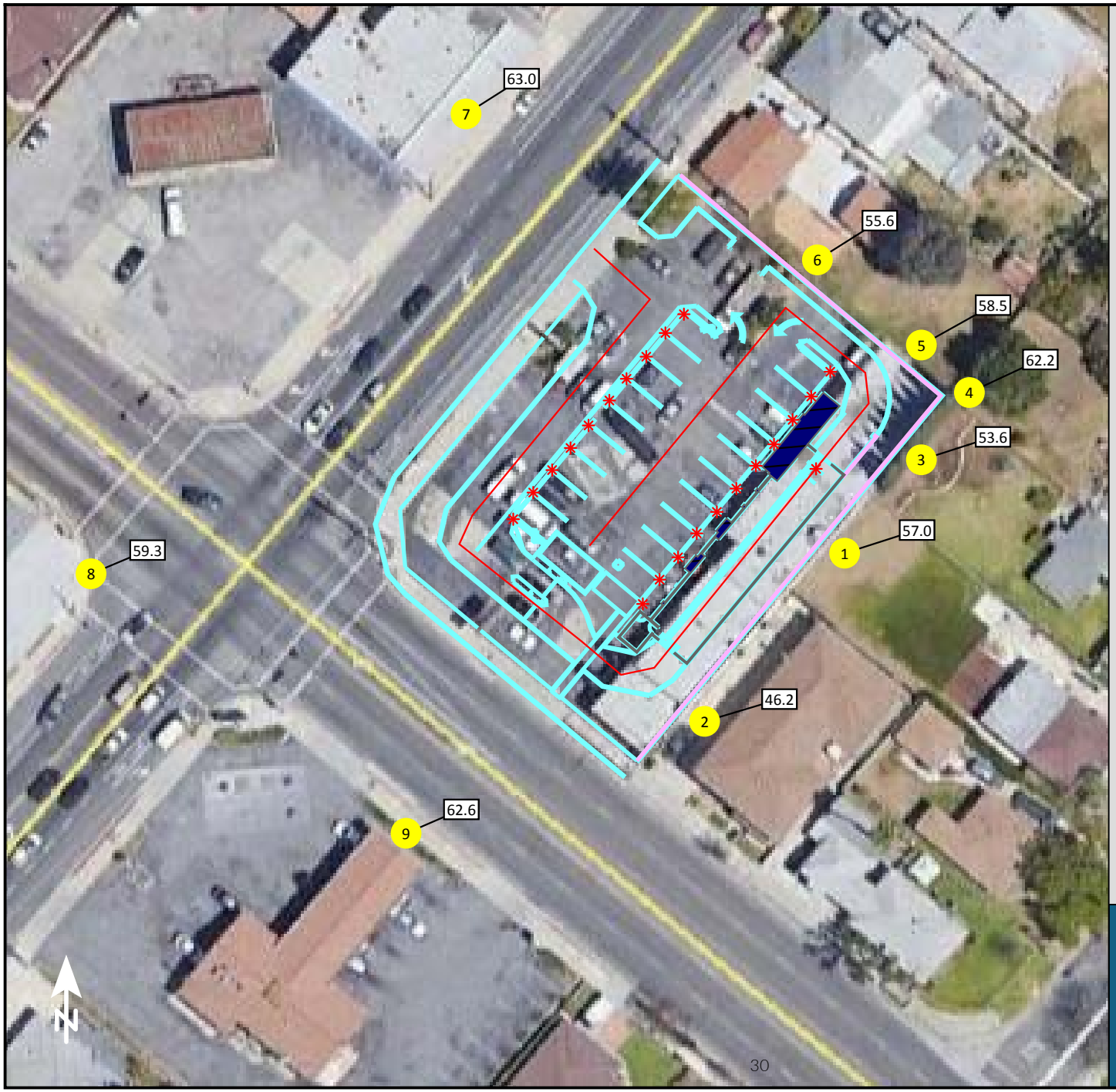



Figure 7

Operational Noise Levels
8-Foot Concrete Perimeter Wall
(CNEL)

Signs and symbols

- Concrete Wall
- Receiver
- Drying System and Hose End point sources
- Vehicle Emission Line
- Noise Levels

1 : 60

0 15 30 60 90 120 feet

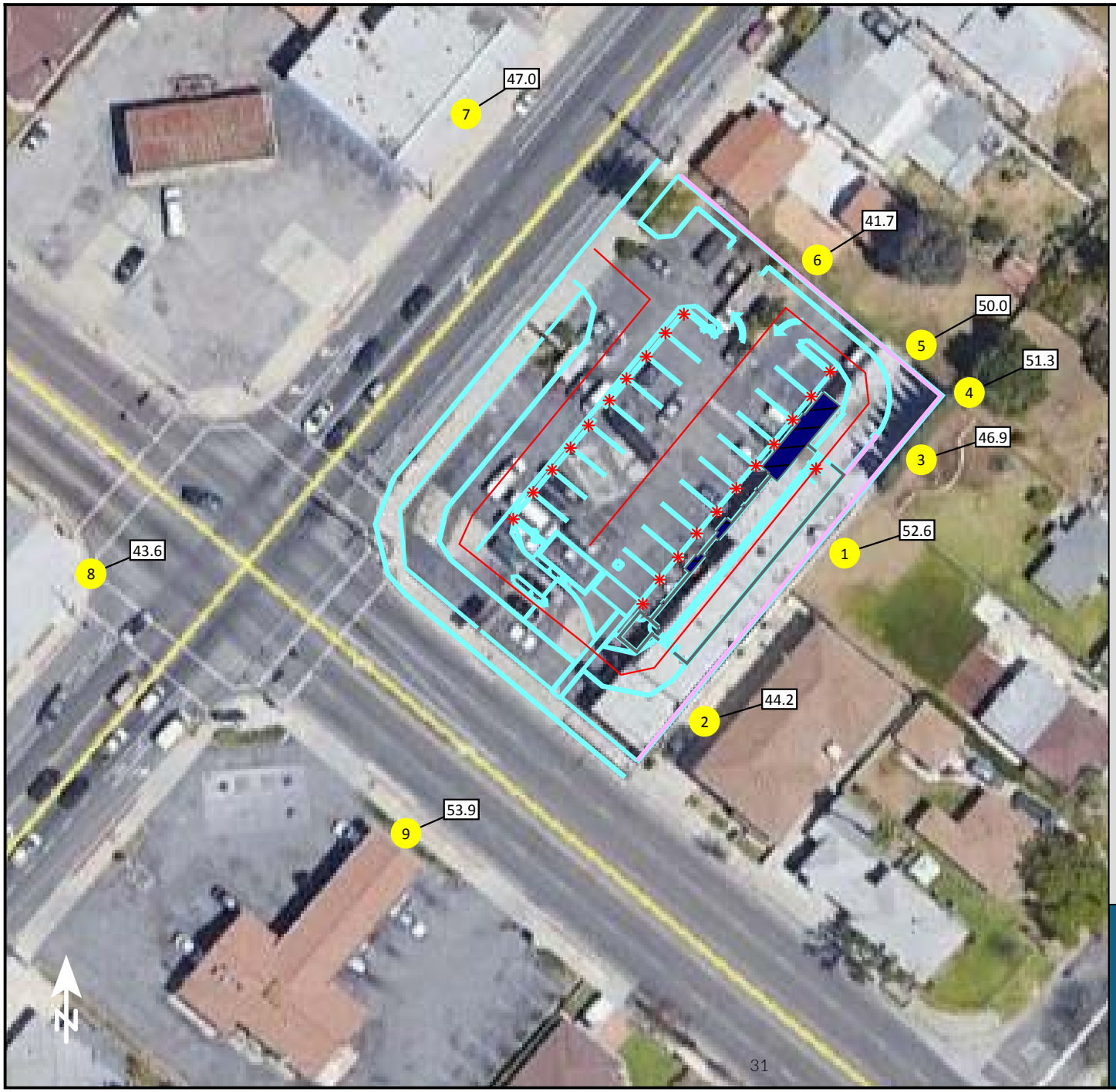



Figure 10

Operational Noise Levels
10-Foot Concrete Barrier
(CNEL)

Signs and symbols

- Planned 6 Foot Concrete Wall
- Receiver
- Point source
- Line source
- Noise Levels

1 : 60

0 15 30 60 90 120 feet

# 7. MEASURES TO REDUCE IMPACTS

## CONSTRUCTION NOISE REDUCTION MEASURES

In addition to adherence to the City of Whittier's Municipal Code which limits the construction hours of operation, the following measures are recommended to reduce construction noise and vibrations, emanating from the proposed project:

1. During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.

2. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.

3. Equipment shall be shut off and not left to idle when not in use.

4. The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.

5. Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors.

6. The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.

7. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.

8. Where residential buildings and/or outdoor active use areas (i.e., backyards) are adjacent to the project property line, the use of vibratory rollers is to be restricted within 16 feet of the northern property line and 11 feet of the eastern property line and large bulldozers within 2 feet of the northern property line.

## OPERATIONAL NOISE REDUCTION MEASURES

1. The proposed 6 foot barrier wall shall be increased to 10 feet in height.

2. Speakers for amplified music or speech shall not exceed the height of the proposed barrier and should be at least 1 foot lower than the barrier height.

3. Car wash hours of operation and any loading/unloading shall be restricted to the hours of 7:00 AM and 10:00 PM.

# 8. REFERENCES


Bolt, Beranek & Newman
1987 Noise Control for Buildings and Manufacturing Plants.

California Department of Transportation
2002 Transportation Related Earthborne Vibrations (California Department of Transportation Experiences), Technical Advisory, Vibration TAV-02-01-R9601. February 20.

Environmental Protection Agency
1974 "Information on Levels of Environmental Noise Requisite to Protect Public Health And Welfare with an Adequate Margin of Safety," EPA/ONAC 550/9-74-004, March, 1974.

Federal Transit Administration
2006 Transit Noise and Vibration Impact Assessment. Typical Construction Equipment Vibration Emissions. FTAVA-90-1003-06.

Harris, Cyril M.
1991 Handbook of Acoustical Measurement and Noise Control. Acoustical Society of America. Woodbury, N.Y.

Jones & Stokes
2004 Transportation and Construction Induced Vibration Guidance Manual, prepared for the California Department of Transportation - Noise, Vibration, and Hazardous Waste Management Office

Office of Planning and Research
2003 State of California General Plan Guidelines

Riverside, County Department of Environmental Health
2012 Requirements for Determining and Mitigating Non-Transportation Noise Source Impacts to Residential Properties, Steve Hinde, REHS, CIH, Senior Industrial Hygienist, July 1.

U.S. Department of Transportation.
2006 FHWA Roadway Construction Noise Model User's Guide. January.

Whittier, City of
1993 City of Whittier General Plan
2018 City of Whittier Municipal Code. November 19.

# APPENDICES

Appendix A List of Acronyms
Appendix B Definitions of Acoustical Terms
Appendix C Noise Measurement Field Worksheets
Appendix D RCNM Noise Modeling Ouput
Appendix E Project Generated Traffic FHWA Worksheets
Appendix F SoundPLAN Input and Output
Appendix G Vibration Worksheets

# APPENDIX A

# LIST OF ACRONYMS

| Term | Definition |
|---|---|
| ADT | Average Daily Traffic |
| ANSI | American National Standard Institute |
| CEQA | California Environmental Quality Act |
| CNEL | Community Noise Equivalent Level |
| D/E/N | Day / Evening / Night |
| dB | Decibel |
| dBA or dB(A) | Decibel "A-Weighted" |
| dBA/DD | Decibel per Double Distance |
| dBA $L_{eq}$ | Average Noise Level over a Period of Time |
| EPA | Environmental Protection Agency |
| FHWA | Federal Highway Administration |
| $L_{02}$,$L_{08}$,$L_{50}$,$L_{90}$ | A-weighted Noise Levels at 2 percent, 8 percent, 50 percent, and 90 percent, respectively, of the time period |
| DNL | Day-Night Average Noise Level |
| $L_{eq(x)}$ | Equivalent Noise Level for '"x" period of time |
| $L_{eq}$ | Equivalent Noise Level |
| $L_{max}$ | Maximum Level of Noise (measured using a sound level meter) |
| $L_{min}$ | Minimum Level of Noise (measured using a sound level meter) |
| LOS C | Level of Service C |
| OPR | California Governor's Office of Planning and Research |
| PPV | Peak Particle Velocities |
| RCNM | Road Construction Noise Model |
| REMEL | Reference Energy Mean Emission Level |
| RMS | Root Mean Square |

# APPENDIX B

# DEFINITIONS OF ACOUSTICAL TERMS

| Term | Definition |
|---|---|
| Ambient Noise Level | The all-encompassing noise environment associated with a given environment, at a specified time, usually a composite of sound from many sources, at many directions, near and far, in which usually no particular sound is dominant. |
| A-Weighted Sound Level, dBA | The sound level obtained by use of A-weighting. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear. |
| CNEL | Community Noise Equivalent Level. CNEL is a weighted 24-hour noise level that is obtained by adding five decibels to sound levels in the evening (7:00 PM to 10:00 PM), and by adding ten decibels to sound levels at night (10:00 PM to 7:00 AM). This weighting accounts for the increased human sensitivity to noise during the evening and nighttime hours. |
| Decibel, dB | A logarithmic unit of noise level measurement that relates the energy of a noise source to that of a constant reference level; the number of decibels is 10 times the logarithm (to the base 10) of this ratio. |
| DNL, Ldn | Day Night Level. The DNL, or Ldn is a weighted 24-hour noise level that is obtained by adding ten decibels to sound levels at night (10:00 PM to 7:00 AM). This weighting accounts for the increased human sensitivity to noise during the nighttime hours. |
| Equivalent Continuous Noise Level, $L_{eq}$ | A level of steady state sound that in a stated time period, and a stated location, has the same A-weighted sound energy as the time-varying sound. |
| Fast/Slow Meter Response | The fast and slow meter responses are different settings on a sound level meter. The fast response setting takes a measurement every 100 milliseconds, while a slow setting takes one every second. |
| Frequency, Hertz | In a function periodic in time, the number of times that the quantity repeats itself in one second (i.e., the number of cycles per second). |
| $L_{02}$, $L_{08}$, $L_{50}$, $L_{90}$ | The A-weighted noise levels that are equaled or exceeded by a fluctuating sound level, 2 percent, 8 percent, 50 percent, and 90 percent of a stated time period, respectively. |
| $L_{max}$, $L_{min}$ | $L_{max}$ is the RMS (root mean squared) maximum level of a noise source or environment measured on a sound level meter, during a designated time interval, using fast meter response. $L_{min}$ is the minimum level. |
| Offensive/ Offending/ Intrusive Noise | The noise that intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of sound depends on its amplitude, duration, frequency, and time of occurrence, and tonal information content as well as the prevailing ambient noise level. |
| Root Mean Square (RMS) | A measure of the magnitude of a varying noise source quantity. The name derives from the calculation of the square root of the mean of the squares of the values. It can be calculated from either a series of lone values or a continuous varying function. |

# APPENDIX C

# NOISE MEASUREMENT FIELD WORKSHEETS

**Noise Measurement**
**Field Data**

**Project Name:** Lambert Street Car Wash, City of Whittier **Date:** January 23, 2019

**Project #:** JN 18-0225

**Noise Measurement #:** NM1 **Technician:** Ian Gallagher

**Nearest Address or Cross Street:** Residence 8638 Greenleaf Avenue, Whittier, California

**Site Description (Type of Existing Land Use and any other notable features):** Project site: parking lot, auto repair, hairdresser and other services. Surrounding: gas station south, Baptist Church west, muffler service & other shops NW, mostly residential beyond that. Noise Measurement Site: Residential to east & Grenleaf Ave to west, parking lot to south.

**Weather:** Clear skies, sunny, haze near horizon. **Settings:** SLOW FAST

**Temperature:** 72 deg F **Wind:** 5-10 mph **Humidity:** 17% **Terrain:** Flat

**Start Time:** 2:11 PM **End Time:** 2:21 PM **Run Time:** 10 MIN

**Leq:** 67.4 dB

**Lmax** 76.2 dB

**L2** 74.5 dB

**L8** 72.6 dB

**L25** 68.8 dB

**L50** 63.3 dB

**Primary Noise Source:** Traffic noise from Greenleaf Avenue, a total of 101 vehicles passed by microphone along Greenleef Ave, 3 trucks and 98 cars.

**Secondary Noise Sources:** Overhead distant aircraft, distant train horn, bird song, residential ambiance.Traffic ambiance from surrounding roads.

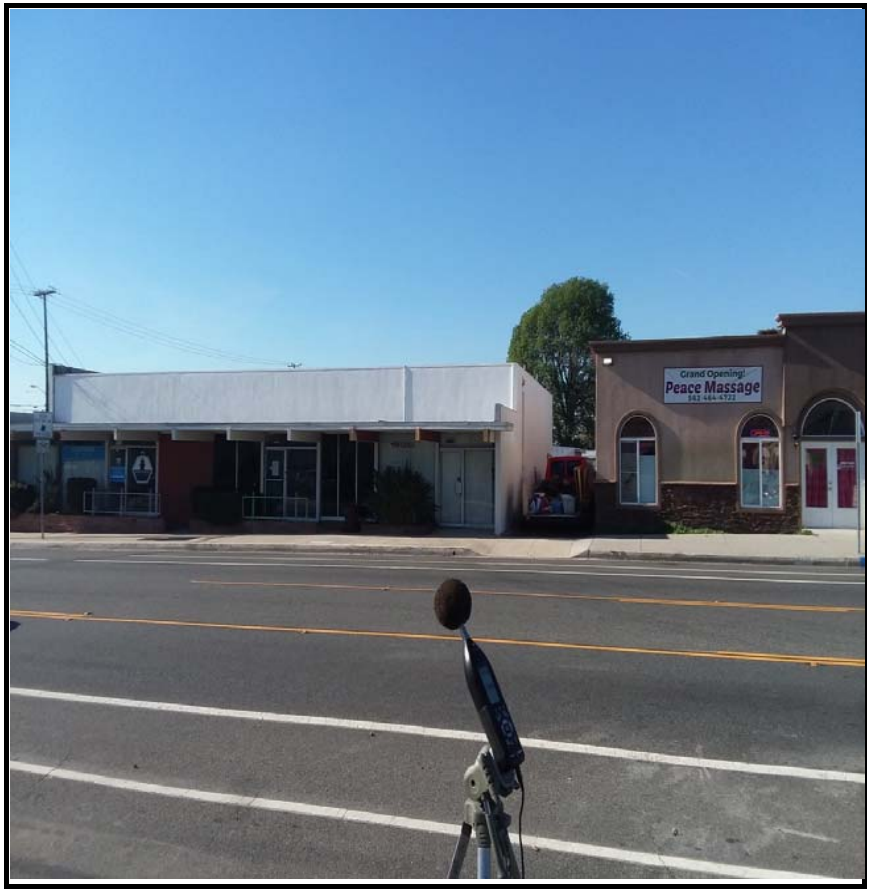
| | | | |
|---|---|---|---|
| **NOISE METER:** | SoundTrack LXT Class 1 | **CALIBRATOR:** | Larson Davis CAL250 |
| **MAKE:** | Larson Davis | **MAKE:** | Larson Davis |
| **MODEL:** | LXT1 | **MODEL:** | Cal 250 |
| **SERIAL NUMBER:** | 3099 | **SERIAL NUMBER:** | 2733 |
| **FACTORY CALIBRATION DATE:** | 6/23/2017 | **FACTORY CALIBRATION DATE:** | 6/9/2017 |
| **FIELD CALIBRATION DATE:** | 1/23/2019 | | |

**Noise Measurement**
**Field Data**

PHOTOS:



NM1 looking SW down Greenleaf Avenue towards Lambert Road intersection.




NM1 looking NW across Greenleaf Ave towards business 8635 Greenleaf Ave.

| Summary | | |
|---|---|---|
| **File Name on Meter** | LxT_Data.166 | |
| **File Name on PC** | SLM_0003099_LxT_Data_166.02.ldbin | |
| **Serial Number** | 0003099 | |
| **Model** | SoundTrack LxT® | |
| **Firmware Version** | 2.301 | |
| **User** | Ian Edward Gallagher | |
| **Location** | NM1 18-0225 8638 Greenleaf Ave, Whittier, CA | |
| **Job Description** | 10 minute noise measurement | |
| **Note** | ( 1 x 10 minutes ) | |

| Measurement | | |
|---|---|---|
| **Start** | 2019-01-23 14:11:27 | |
| **Stop** | 2019-01-23 14:21:27 | |
| **Duration** | 00:10:00.0 | |
| **Run Time** | 00:10:00.0 | |
| **Pause** | 00:00:00.0 | |
| **Pre Calibration** | 2019-01-23 14:11:06 | |
| **Post Calibration** | None | |

| Overall Settings | |
|---|---|
| **RMS Weight** | A Weighting |
| **Peak Weight** | Z Weighting |
| **Detector** | Slow |
| **Preamp** | PRMLxT1L |
| **Microphone Correction** | Off |
| **Integration Method** | Linear |
| **OBA Range** | Low |
| **OBA Bandwidth** | 1/1 and 1/3 |
| **OBA Freq. Weighting** | Z Weighting |
| **OBA Max Spectrum** | Bin Max |
| **Overload** | 122.6 dB |

| Results | | | |
|---|---|---|---|
| **$LA_{eq}$** | 67.4 dB | | |
| **LAE** | 95.2 dB | | |
| **EA** | 366.793 µPa²h | | |
| **EA8** | 17.606 mPa²h | | |
| **EA40** | 88.030 mPa²h | | |
| **$LZ_{peak\ (max)}$** | 2019-01-23 14:13:01 | 105.5 dB | |
| **$LAS_{max}$** | 2019-01-23 14:13:48 | 76.2 dB | |
| **$LAS_{min}$** | 2019-01-23 14:20:35 | 49.7 dB | |
| **SEA** | -99.9 dB | | |

| | | Statistics | |
|---|---|---|---|
| **$LC_{eq}$** | 76.3 dB | **LAS2.00** | 74.5 dB |
| **$LA_{eq}$** | 67.4 dB | **LAS8.00** | 72.6 dB |
| **$LC_{eq}$ - $LA_{eq}$** | 8.9 dB | **LAS25.00** | 68.8 dB |
| **$LAI_{eq}$** | 68.7 dB | **LAS50.00** | 63.3 dB |
| **$LA_{eq}$** | 67.4 dB | **LAS66.60** | 60.2 dB |
| **$LAI_{eq}$ - $LA_{eq}$** | 1.3 dB | **LAS90.00** | 55.6 dB |
| **# Overloads** | 0 | | |

**Noise Measurement**
**Field Data**

**Project Name:** Lambert Street Car Wash, City of Whittier **Date:** January 23, 2019

**Project #:** JN 18-0225

**Noise Measurement #:** NM2 **Technician:** Ian Gallagher

**Nearest Address or Cross Street:** Residence 8661 Bright Avenue, Whittier, California.

**Site Description (Type of Existing Land Use and any other notable features):** Project site: parking lot, auto repair, hairdresser and other services
Surrounding :gas station south, Baptist Church west, muffler service & other shops NW, mostly residential beyond that. Noise Measurement Site: Bright Ave to east, residential surrounding.

**Weather:** Clear skies, sunny, haze near horizon. **Settings:** SLOW FAST

**Temperature:** 72 deg F **Wind:** 5-10 mph **Humidity:** 17% **Terrain:** Flat

**Start Time:** 2:36 PM **End Time:** 2:46 PM **Run Time:** 10 MIN

**Leq:** 59 dB **Primary Noise Source:** Traffic Ambiance from Lambert Road, Greenleef Ave & surrounding roads.

**Lmax** 78.7 dB Only 3 cars passed microphone along Bright Ave during sample.

**L2** 65.2 dB **Secondary Noise Sources:** Residential ambiance, distant dogs barking, car leaving driveway at ( 3:24PM).

**L8** 59.8 dB Bird song, overhead aircraft.

**L25** 56.6 dB

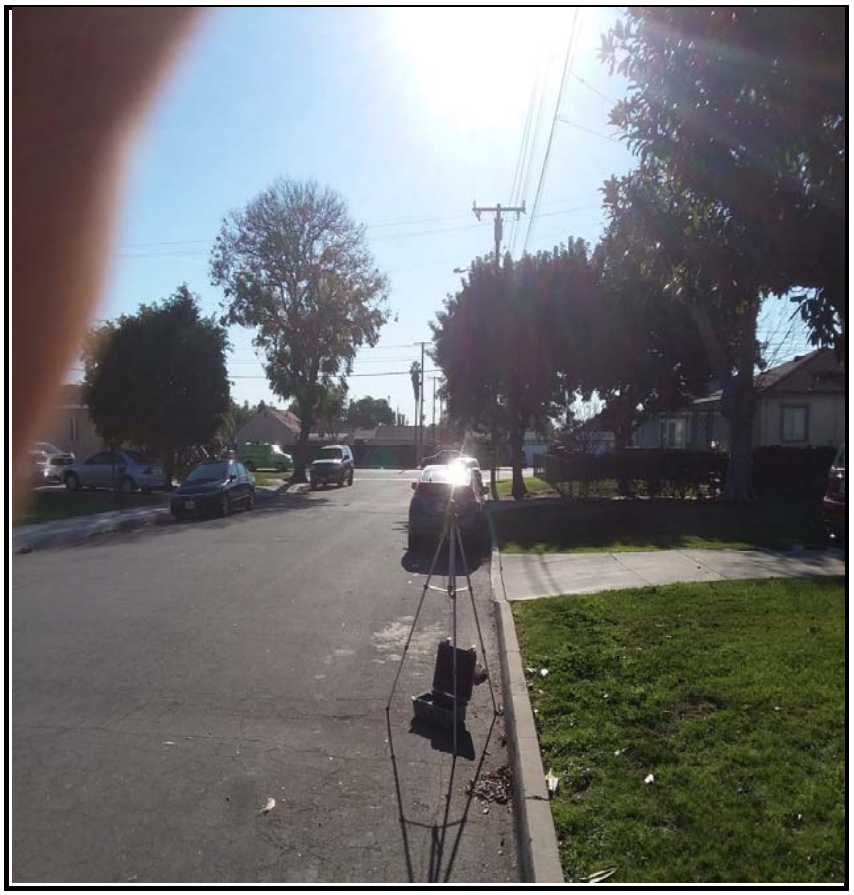
**L50** 54.2 dB

| | | | |
|---|---|---|---|
| **NOISE METER:** | SoundTrack LXT Class 1 | **CALIBRATOR:** | Larson Davis CAL250 |
| **MAKE:** | Larson Davis | **MAKE:** | Larson Davis |
| **MODEL:** | LXT1 | **MODEL:** | Cal 250 |
| **SERIAL NUMBER:** | 3099 | **SERIAL NUMBER:** | 2733 |
| **FACTORY CALIBRATION DATE:** | 6/23/2017 | **FACTORY CALIBRATION DATE:** | 6/9/2017 |
| **FIELD CALIBRATION DATE:** | 1/23/2019 | | |

gandini

**Noise Measurement**
**Field Data**

PHOTOS:



NM2 looking SW down Bright Ave towards Lambert Road intersection.



NM2 looking NW at residence 8661 Bright Avenue, Whittier.

| Summary | |
|---|---|
| **File Name on Meter** | LxT_Data.167 |
| **File Name on PC** | SLM_0003099_LxT_Data_167.02.ldbin |
| **Serial Number** | 0003099 |
| **Model** | SoundTrack LxT® |
| **Firmware Version** | 2.301 |
| **User** | Ian Edward Gallagher |
| **Location** | NM2 18-0225 8661 Bright Ave, Whittier, CA |
| **Job Description** | 10 minute noise measurement |
| **Note** | ( 1 x 10 minutes ) |

| Measurement | |
|---|---|
| **Start** | 2019-01-23 14:36:26 |
| **Stop** | 2019-01-23 14:46:26 |
| **Duration** | 00:10:00.0 |
| **Run Time** | 00:10:00.0 |
| **Pause** | 00:00:00.0 |
| **Pre Calibration** | 2019-01-23 14:36:00 |
| **Post Calibration** | None |

| Overall Settings | |
|---|---|
| **RMS Weight** | A Weighting |
| **Peak Weight** | Z Weighting |
| **Detector** | Slow |
| **Preamp** | PRMLxT1L |
| **Microphone Correction** | Off |
| **Integration Method** | Linear |
| **OBA Range** | Low |
| **OBA Bandwidth** | 1/1 and 1/3 |
| **OBA Freq. Weighting** | Z Weighting |
| **OBA Max Spectrum** | Bin Max |
| **Overload** | 122.5 dB |

| Results | | | | |
|---|---|---|---|---|
| **$LA_{eq}$** | 59.0 dB | | | |
| **LAE** | 86.8 dB | | | |
| **EA** | 52.875 µPa²h | | | |
| **EA8** | 2.538 mPa²h | | | |
| **EA40** | 12.690 mPa²h | | | |
| **$LZ_{peak\ (max)}$** | 2019-01-23 14:42:51 | 99.3 dB | | |
| **$LAS_{max}$** | 2019-01-23 14:42:51 | 78.7 dB | | |
| **$LAS_{min}$** | 2019-01-23 14:46:00 | 40.5 dB | | |
| **SEA** | -99.9 dB | | | |
| | | | Statistics | |
| **$LCeq$** | 67.1 dB | | **LAS2.00** | 65.2 dB |
| **$LA_{eq}$** | 59.0 dB | | **LAS8.00** | 59.8 dB |
| **$LCeq - LA_{eq}$** | 8.1 dB | | **LAS25.00** | 56.6 dB |
| **$LAI_{eq}$** | 63.4 dB | | **LAS50.00** | 54.2 dB |
| **$LA_{eq}$** | 59.0 dB | | **LAS66.60** | 52.4 dB |
| **$LAI_{eq} - LA_{eq}$** | 4.4 dB | | **LAS90.00** | 47.4 dB |
| **# Overloads** | 0 | | | |

**Noise Measurement**
**Field Data**

**Project Name:** Lambert Street Car Wash, City of Whittier **Date:** January 23, 2019

**Project #:** JN 18-0225

**Noise Measurement #:** NM3 **Technician:** Ian Gallagher

**Nearest Address or Cross Street:** Residence 13025 Lambert Road, Whittier, California.

**Site Description (Type of Existing Land Use and any other notable features):** Project site: parking lot, auto repair, hairdresser and other services. Surrounding: gas station south, Baptist Church west, muffler service & other shops NW, mostly residential beyond that. Noise Measurement Site: residential north, commercial northwest, Lambert Rd south.

**Weather:** Clear skies, sunny, haze near horizon. **Settings:** SLOW FAST

**Temperature:** 72 deg F **Wind:** 5-10 mph **Humidity:** 17% **Terrain:** Flat

**Start Time:** 2:55 PM **End Time:** 3:05 PM **Run Time:** 10 MIN

**Leq:** 72.4 dB

**Lmax** 80.2 dB

**L2** 78.1 dB

**L8** 76.5 dB

**L25** 74.1 dB

**L50** 71.0 dB

**Primary Noise Source:** Traffic noise from vehicles passing along Lambert Road. 347 cars including 5 trucks passed microphone along Lambert Road during sample.

**Secondary Noise Sources:** Residential ambiance, bird song, overhead aircraft. Traffic ambiance from surrounding roads.

| | | | |
|---|---|---|---|
| **NOISE METER:** | SoundTrack LXT Class 1 | **CALIBRATOR:** | Larson Davis CAL250 |
| **MAKE:** | Larson Davis | **MAKE:** | Larson Davis |
| **MODEL:** | LXT1 | **MODEL:** | Cal 250 |
| **SERIAL NUMBER:** | 3099 | **SERIAL NUMBER:** | 2733 |
| **FACTORY CALIBRATION DATE:** | 6/23/2017 | **FACTORY CALIBRATION DATE:** | 6/9/2017 |
| **FIELD CALIBRATION DATE:** | 1/23/2019 | | |

**Noise Measurement**
**Field Data**

PHOTOS:



NM3 looking NW at residence 13025 Lambert Road, Whittier.



NM3 looking NW down Lambert Road towards Greenleaf Avenue intersection.

| Summary | |
|---|---|
| **File Name on Meter** | LxT_Data.168 |
| **File Name on PC** | SLM_0003099_LxT_Data_168.00.ldbin |
| **Serial Number** | 0003099 |
| **Model** | SoundTrack LxT® |
| **Firmware Version** | 2.301 |
| **User** | Ian Edward Gallagher |
| **Location** | NM3 18-0225 13025 Lambert Rd, Whittier, CA |
| **Job Description** | 10 minute noise measurement |
| **Note** | ( 1 x 10 minutes ) |

| Measurement | |
|---|---|
| **Start** | 2019-01-23 14:55:21 |
| **Stop** | 2019-01-23 15:05:21 |
| **Duration** | 00:10:00.0 |
| **Run Time** | 00:10:00.0 |
| **Pause** | 00:00:00.0 |
| **Pre Calibration** | 2019-01-23 14:53:47 |
| **Post Calibration** | None |

| Overall Settings | |
|---|---|
| **RMS Weight** | A Weighting |
| **Peak Weight** | Z Weighting |
| **Detector** | Slow |
| **Preamp** | PRMLxT1L |
| **Microphone Correction** | Off |
| **Integration Method** | Linear |
| **OBA Range** | Low |
| **OBA Bandwidth** | 1/1 and 1/3 |
| **OBA Freq. Weighting** | Z Weighting |
| **OBA Max Spectrum** | Bin Max |
| **Overload** | 122.7 dB |

| Results | | | |
|---|---|---|---|
| **$LA_{eq}$** | 72.4 dB | | |
| **LAE** | 100.2 dB | | |
| **EA** | 1.168 mPa²h | | |
| **EA8** | 56.071 mPa²h | | |
| **EA40** | 280.354 mPa²h | | |
| **$LZ_{peak\ (max)}$** | 2019-01-23 15:02:47 | 102.0 dB | |
| **$LAS_{max}$** | 2019-01-23 14:56:51 | 80.2 dB | |
| **$LAS_{min}$** | 2019-01-23 15:03:51 | 53.9 dB | |
| **SEA** | -99.9 dB | | |

| | | Statistics | |
|---|---|---|---|
| **$LC_{eq}$** | 78.2 dB | **LAS2.00** | 78.1 dB |
| **$LA_{eq}$** | 72.4 dB | **LAS8.00** | 76.5 dB |
| **$LC_{eq}$ - $LA_{eq}$** | 5.7 dB | **LAS25.00** | 74.1 dB |
| **$LAI_{eq}$** | 73.5 dB | **LAS50.00** | 71.0 dB |
| **$LA_{eq}$** | 72.4 dB | **LAS66.60** | 67.9 dB |
| **$LAI_{eq}$ - $LA_{eq}$** | 1.0 dB | **LAS90.00** | 61.1 dB |
| **# Overloads** | 0 | | |

**Noise Measurement**
**Field Data**

**Project Name:** Lambert Street Car Wash, City of Whittier **Date:** January 23, 2019

**Project #:** JN 18-0225

**Noise Measurement #:** NM4 **Technician:** Ian Gallagher

**Nearest Address or Cross Street:** Business: 8635 Greenleaf Avenue, Whittier, California.

**Site Description (Type of Existing Land Use and any other notable features):** Project site: parking lot, auto repair, hairdresser and other services. Surrounding: gas station south, Baptist Church west, muffler service & other shops NW, mostly residential beyond that. Noise Measurement Site: Greenleaf Ave to east & commercial to west.

**Weather:** Clear skies, sunny, haze near horizon. **Settings:** SLOW FAST

**Temperature:** 71 deg F **Wind:** 5-10 mph **Humidity:** 18% **Terrain:** Flat

**Start Time:** 3:22 PM **End Time:** 3:32 PM **Run Time:** 10 MIN

**Leq:** 67.3 dB

**Lmax** 81.5 dB

**L2** 74.4 dB

**L8** 71.7 dB

**L25** 67.8 dB

**L50** 63.4 dB

**Primary Noise Source:** Traffic noise from vehicles passing along Greenleaf Avenue. 147 cars including 2 trucks passed microphone along Greenleaf Avenue during sample.

**Secondary Noise Sources:** Bird song, overhead aircraft ,traffic ambiance from surrounding roads.

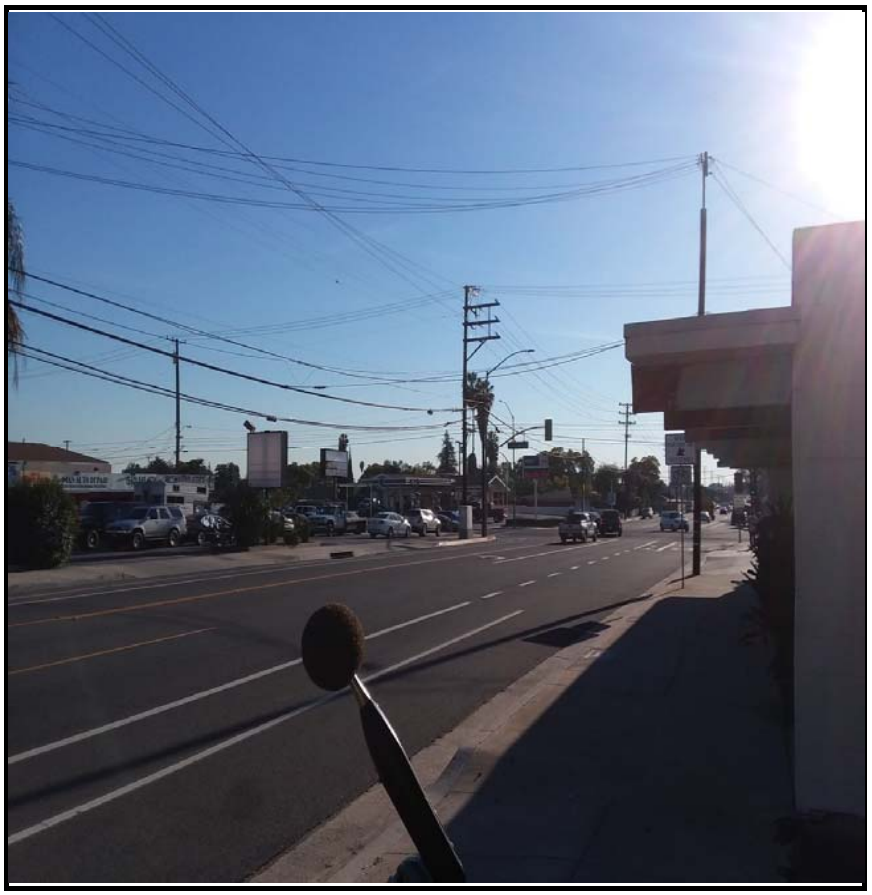
| | | | |
|---|---|---|---|
| **NOISE METER:** | SoundTrack LXT Class 1 | **CALIBRATOR:** | Larson Davis CAL250 |
| **MAKE:** | Larson Davis | **MAKE:** | Larson Davis |
| **MODEL:** | LXT1 | **MODEL:** | Cal 250 |
| **SERIAL NUMBER:** | 3099 | **SERIAL NUMBER:** | 2733 |
| **FACTORY CALIBRATION DATE:** | 6/23/2017 | **FACTORY CALIBRATION DATE:** | 6/9/2017 |
| **FIELD CALIBRATION DATE:** | 1/23/2019 | | |

**Noise Measurement**
**Field Data**

PHOTOS:




NM4 looking north at business 8635 Greenleaf Avenue, Whittier.



NM4 looking SW down Greenleaf Avenue towards Lambert Road intersection.

| Summary | | | | |
|---|---|---|---|---|
| **File Name on Meter** | LxT_Data.169 | | | |
| **File Name on PC** | SLM_0003099_LxT_Data_169.00.ldbin | | | |
| **Serial Number** | 0003099 | | | |
| **Model** | SoundTrack LxT® | | | |
| **Firmware Version** | 2.301 | | | |
| **User** | Ian Edward Gallagher | | | |
| **Location** | NM4 18-0225 8635 Greenleaf Ave, Whittier, CA | | | |
| **Job Description** | 10 minute noise measurement | | | |
| **Note** | ( 1 x 10 minutes ) | | | |
| **Measurement** | | | | |
| **Start** | 2019-01-23 15:22:19 | | | |
| **Stop** | 2019-01-23 15:32:19 | | | |
| **Duration** | 00:10:00.0 | | | |
| **Run Time** | 00:10:00.0 | | | |
| **Pause** | 00:00:00.0 | | | |
| **Pre Calibration** | 2019-01-23 15:20:06 | | | |
| **Post Calibration** | None | | | |
| **Overall Settings** | | | | |
| **RMS Weight** | A Weighting | | | |
| **Peak Weight** | Z Weighting | | | |
| **Detector** | Slow | | | |
| **Preamp** | PRMLxT1L | | | |
| **Microphone Correction** | Off | | | |
| **Integration Method** | Linear | | | |
| **OBA Range** | Low | | | |
| **OBA Bandwidth** | 1/1 and 1/3 | | | |
| **OBA Freq. Weighting** | Z Weighting | | | |
| **OBA Max Spectrum** | Bin Max | | | |
| **Overload** | 122.6 dB | | | |
| **Results** | | | | |
| **$LA_{eq}$** | 67.3 dB | | | |
| **LAE** | 95.1 dB | | | |
| **EA** | 359.170 µPa²h | | | |
| **EA8** | 17.240 mPa²h | | | |
| **EA40** | 86.201 mPa²h | | | |
| **$LZ_{peak\ (max)}$** | 2019-01-23 15:27:08 | 112.0 dB | | |
| **$LAS_{max}$** | 2019-01-23 15:27:08 | 81.5 dB | | |
| **$LAS_{min}$** | 2019-01-23 15:30:39 | 49.2 dB | | |
| **SEA** | -99.9 dB | | | |
| | | | **Statistics** | |
| **$LC_{eq}$** | 76.5 dB | | **LAS2.00** | 74.4 dB |
| **$LA_{eq}$** | 67.3 dB | | **LAS8.00** | 71.7 dB |
| **$LC_{eq}$ - $LA_{eq}$** | 9.2 dB | | **LAS25.00** | 67.8 dB |
| **$LAI_{eq}$** | 71.3 dB | | **LAS50.00** | 63.4 dB |
| **$LA_{eq}$** | 67.3 dB | | **LAS66.60** | 60.7 dB |
| **$LAI_{eq}$ - $LA_{eq}$** | 4.0 dB | | **LAS90.00** | 57.4 dB |
| **# Overloads** | 0 | | | |

**Noise Measurement**
**Field Data**

**Project Name:** Lambert Street Car Wash, City of Whittier **Date:** January 23, 2019

**Project #:** JN 18-0225

**Noise Measurement #:** NM5 **Technician:** Ian Gallagher

**Nearest Address or Cross Street:** Arco Gas Station 13010 Lambert Road, Whittier, Callfornia

**Site Description (Type of Existing Land Use and any other notable features):** Project site: parking lot, auto repair, hairdresser and other services. Surrounding: gas station south, Baptist Church west, muffler service & other shops NW, mostly residential beyond that. Noise Measurement Site: Lambert Rd to north, gas station to south.

**Weather:** Clear skies, sunny, haze near horizon. **Settings:** SLOW FAST

**Temperature:** 71 deg F **Wind:** 5-10 mph **Humidity:** 18% **Terrain:** Flat

**Start Time:** 3:46 PM **End Time:** 3:56 PM **Run Time:** 10 MIN

**Leq:** 73.4 dB

**Lmax** 84.9 dB

**L2** 78.9 dB

**L8** 77.4 dB

**L25** 74.9 dB

**L50** 71.7 dB

**Primary Noise Source:** Traffic noise from vehicles passing along Lambert Road & Greenleaf Avenue.

373 cars including 4 trucks passed microphone on Lambert Road.

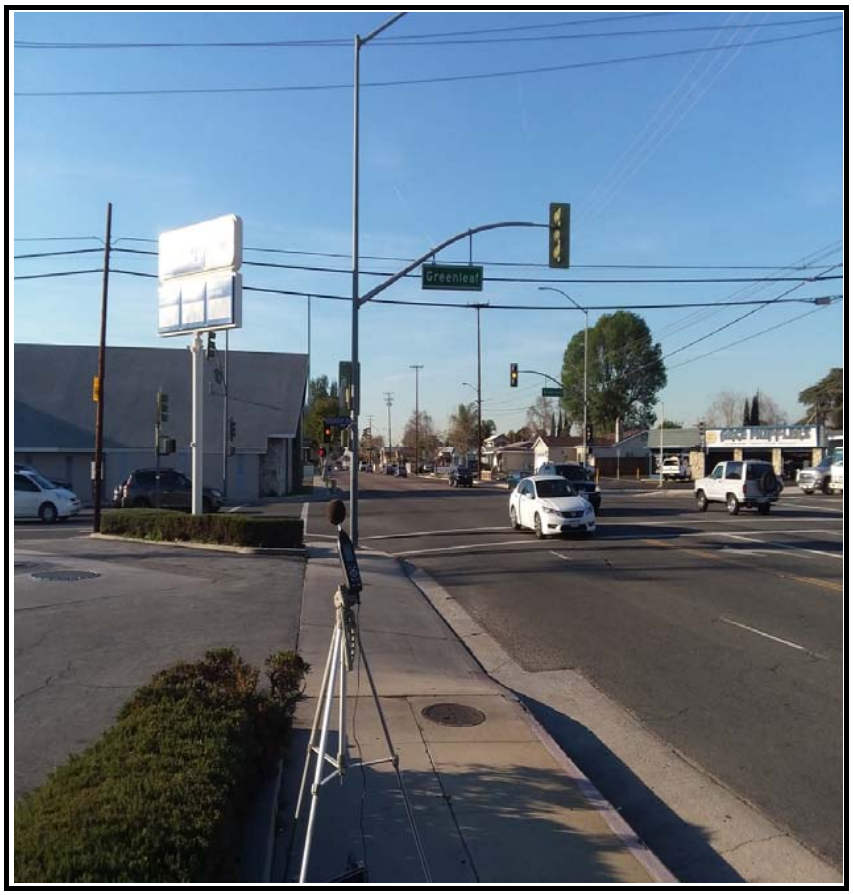
**Secondary Noise Sources:** Bird song, overhead aircraft ,traffic ambiance from surrounding roads.

| | | | |
|---|---|---|---|
| **NOISE METER:** | SoundTrack LXT Class 1 | **CALIBRATOR:** | Larson Davis CAL250 |
| **MAKE:** | Larson Davis | **MAKE:** | Larson Davis |
| **MODEL:** | LXT1 | **MODEL:** | Cal 250 |
| **SERIAL NUMBER:** | 3099 | **SERIAL NUMBER:** | 2733 |
| **FACTORY CALIBRATION DATE:** | 6/23/2017 | **FACTORY CALIBRATION DATE:** | 6/9/2017 |
| **FIELD CALIBRATION DATE:** | 1/23/2019 | | |

gandini

**Noise Measurement**
**Field Data**

PHOTOS:




NM5 looking NW down Lambert Road towards Greenleaf Avenue intersection.



NM5 looking South towards Arco gas station on southern corner of intersection.

| Summary | | |
|---|---|---|
| **File Name on Meter** | LxT_Data.170 | |
| **File Name on PC** | SLM_0003099_LxT_Data_170.01.ldbin | |
| **Serial Number** | 0003099 | |
| **Model** | SoundTrack LxT® | |
| **Firmware Version** | 2.301 | |
| **User** | Ian Edward Gallagher | |
| **Location** | NM5 18-0225 Gas Station 13010 Lambert, Whittier, CA | |
| **Job Description** | 10 minute noise measurement | |
| **Note** | ( 1 x 10 minutes ) | |

| Measurement | | |
|---|---|---|
| **Start** | 2019-01-23 15:46:11 | |
| **Stop** | 2019-01-23 15:56:11 | |
| **Duration** | 00:10:00.0 | |
| **Run Time** | 00:10:00.0 | |
| **Pause** | 00:00:00.0 | |
| **Pre Calibration** | 2019-01-23 15:44:44 | |
| **Post Calibration** | None | |

| Overall Settings | |
|---|---|
| **RMS Weight** | A Weighting |
| **Peak Weight** | Z Weighting |
| **Detector** | Slow |
| **Preamp** | PRMLxT1L |
| **Microphone Correction** | Off |
| **Integration Method** | Linear |
| **OBA Range** | Low |
| **OBA Bandwidth** | 1/1 and 1/3 |
| **OBA Freq. Weighting** | Z Weighting |
| **OBA Max Spectrum** | Bin Max |
| **Overload** | 122.6 dB |

| Results | | | |
|---|---|---|---|
| **$LA_{eq}$** | 73.4 dB | | |
| **LAE** | 101.2 dB | | |
| **EA** | 1.462 mPa²h | | |
| **EA8** | 70.154 mPa²h | | |
| **EA40** | 350.771 mPa²h | | |
| **$LZ_{peak\ (max)}$** | 2019-01-23 15:54:14 | 109.6 dB | |
| **$LAS_{max}$** | 2019-01-23 15:54:40 | 84.9 dB | |
| **$LAS_{min}$** | 2019-01-23 15:48:30 | 59.9 dB | |
| **SEA** | -99.9 dB | | |
| | | Statistics | |
| **$LC_{eq}$** | 80.4 dB | **LAS2.00** | 78.9 dB |
| **$LA_{eq}$** | 73.4 dB | **LAS8.00** | 77.4 dB |
| **$LC_{eq}$ - $LA_{eq}$** | 7.0 dB | **LAS25.00** | 74.9 dB |
| **$LAI_{eq}$** | 75.0 dB | **LAS50.00** | 71.7 dB |
| **$LA_{eq}$** | 73.4 dB | **LAS66.60** | 69.0 dB |
| **$LAI_{eq}$ - $LA_{eq}$** | 1.6 dB | **LAS90.00** | 64.7 dB |
| **# Overloads** | 0 | | |

**Noise Measurement**
**Field Data**

**Project Name:** Lambert Street Car Wash, City of Whittier **Date:** January 23-24, 2019

**Project #:** JN 18-0225

**Noise Measurement #:** LTNM1 24 Hour ( 24 x 1 hour ) noise measurement **Technician:** Ian Gallagher

**Nearest Address or Cross Street:** Residence 8638 Greenleaf Avenue, Whittier, California

**Site Description (Type of Existing Land Use and any other notable features):** Project site: parking lot, auto repair, hairdresser and other services. Surrounding: gas station south, Baptist Church west, muffler service & other shops NW, mostly residential beyond that. Noise Measurement Site: Greenleaf Ave west, residential north, parking lot to east/south.

**Weather:** Clear skies,increasing cloud. Sunset: 5:14PM Sunrise: 6:54AM **Settings:** SLOW FAST

**Temperature:** 80 -47 deg F **Wind:** 0-10 mph **Humidity:** 17-47% **Terrain:** Flat

**Start Time:** 6:00 PM **End Time:** 6:00 PM **Run Time:** 10 MIN

**Leq:** 64.6 dB **Primary Noise Source:** Traffic noise from Greenleaf Avenue,

**Lmax** 98.9 dB

**L2** 70.8 dB **Secondary Noise Sources:** Overhead distant aircraft, distant train horn, bird song by day, residential

**L8** 67.2 dB ambiance. Traffic ambiance from surrounding roads.

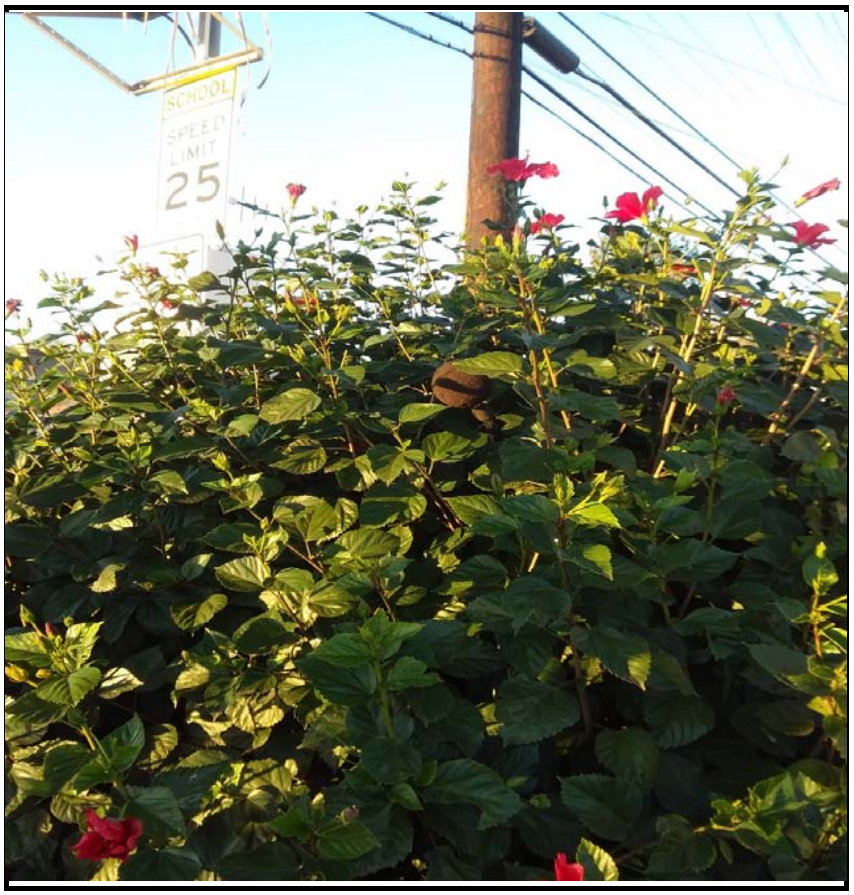
**L25** 63.5 dB

**L50** 59.9 dB

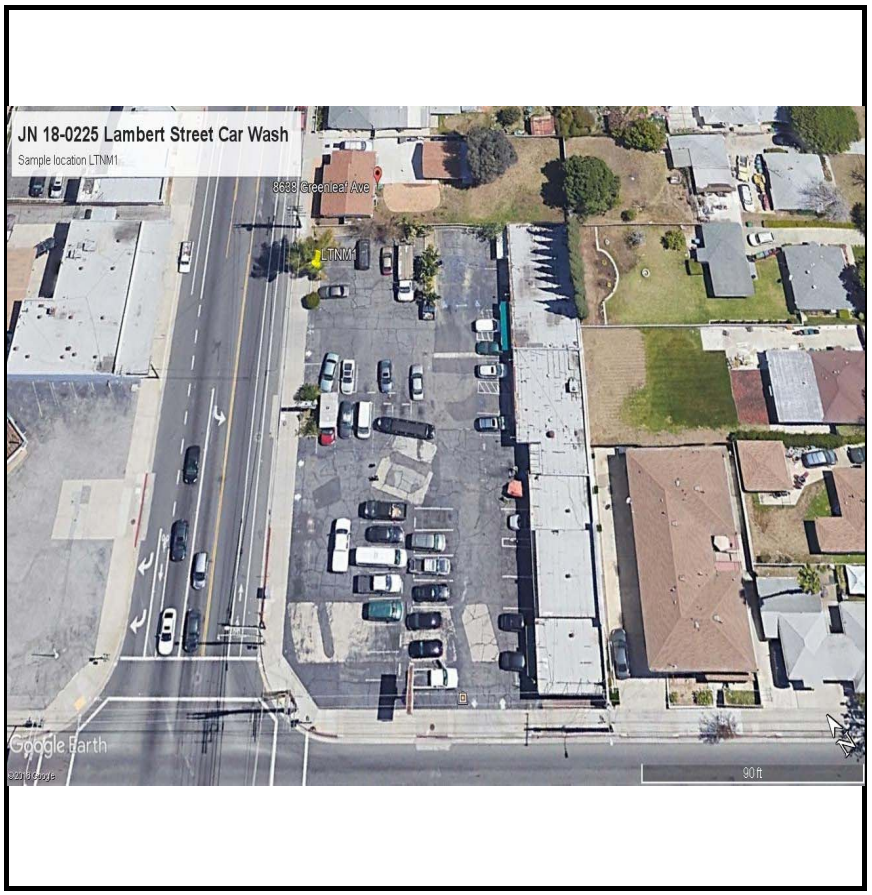
| | | | |
|---|---|---|---|
| **NOISE METER:** | SoundTrack LXT Class 1 | **CALIBRATOR:** | Larson Davis CAL250 |
| **MAKE:** | Larson Davis | **MAKE:** | Larson Davis |
| **MODEL:** | LXT1 | **MODEL:** | Cal 250 |
| **SERIAL NUMBER:** | 3099 | **SERIAL NUMBER:** | 2733 |
| **FACTORY CALIBRATION DATE:** | 6/23/2017 | **FACTORY CALIBRATION DATE:** | 6/9/2017 |
| **FIELD CALIBRATION DATE:** | 1/23/2019 | | |

**Noise Measurement**
**Field Data**

PHOTOS:




LTNM1 looking at microphone planted in bush. Microphone about 6' above ground.




LTNM1 aerial view.

| Summary | |
|---|---|
| **File Name on Meter** | LxT_Data.171 |
| **File Name on PC** | SLM_0003099_LxT_Data_171.01.ldbin |
| **Serial Number** | 0003099 |
| **Model** | SoundTrack LxT® |
| **Firmware Version** | 2.301 |
| **User** | Ian Edward Gallagher |
| **Location** | LTNM1 18-0225 33°57'40.77"N 118° 2'28.91"W |
| **Job Description** | 24 hour noise measurement |
| **Note** | ( 24 x 1 hours ) |

| Measurement | |
|---|---|
| **Start** | 2019-01-23 18:00:00 |
| **Stop** | 2019-01-24 18:00:00 |
| **Duration** | 24:00:00.0 |
| **Run Time** | 24:00:00.0 |
| **Pause** | 00:00:00.0 |
| **Pre Calibration** | 2019-01-23 17:18:41 |
| **Post Calibration** | None |

| Overall Settings | |
|---|---|
| **RMS Weight** | A Weighting |
| **Peak Weight** | A Weighting |
| **Detector** | Slow |
| **Preamp** | PRMLxT1L |
| **Microphone Correction** | Off |
| **Integration Method** | Linear |
| **OBA Range** | Normal |
| **OBA Bandwidth** | 1/1 and 1/3 |
| **OBA Freq. Weighting** | A Weighting |
| **OBA Max Spectrum** | Bin Max |
| **Overload** | 122.5 dB |

| Results | | | |
|---|---|---|---|
| **$LA_{eq}$** | 64.6 dB | | |
| **LAE** | 114.0 dB | | |
| **EA** | 27.794 mPa²h | | |
| **EA8** | 9.265 mPa²h | | |
| **EA40** | 46.323 mPa²h | | |
| **$LA_{peak\ (max)}$** | 2019-01-24 16:32:49 | 112.1 dB | |
| **$LAS_{max}$** | 2019-01-24 16:32:49 | 98.9 dB | |
| **$LAS_{min}$** | 2019-01-24 03:05:46 | 41.3 dB | |
| **SEA** | -99.9 dB | | |

| | | Statistics | |
|---|---|---|---|
| **$LC_{eq}$** | 74.2 dB | **LAS2.00** | 70.8 dB |
| **$LA_{eq}$** | 64.6 dB | **LAS8.00** | 67.2 dB |
| **$LC_{eq}$ - $LA_{eq}$** | 9.5 dB | **LAS25.00** | 63.5 dB |
| **$LAI_{eq}$** | 67.2 dB | **LAS50.00** | 59.9 dB |
| **$LA_{eq}$** | 64.6 dB | **LAS90.00** | 49.2 dB |
| **$LAI_{eq}$ - $LA_{eq}$** | 2.6 dB | **LAS99.00** | 44.3 dB |
| **# Overloads** | 0 | | |

| Record # | Date | Time | Run Duration | Run Time | Pause | LAeq | LAE | LASmin | LASmax | LAS2.00 | LAS8.00 | LAS25.00 | LAS50.00 | LAS90.00 | LAS99.00 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | 2019-01-23 | 18:00:00 | 01:00:00.0 | 01:00:00.0 | 00:00:00.0 | 65.0 | 100.5 | 51.6 | 79.9 | 71.5 | 68.5 | 65.8 | 62.5 | 57.3 | 53.8 |
| **2** | 2019-01-23 | 19:00:00 | 01:00:00.0 | 01:00:00.0 | 00:00:00.0 | 66.6 | 102.2 | 49.5 | 92.4 | 72.6 | 68.3 | 64.5 | 61.2 | 56.0 | 52.0 |
| **3** | 2019-01-23 | 20:00:00 | 01:00:00.0 | 01:00:00.0 | 00:00:00.0 | 67.0 | 102.6 | 48.9 | 95.7 | 69.8 | 66.6 | 62.8 | 59.6 | 54.0 | 50.8 |
| **4** | 2019-01-23 | 21:00:00 | 01:00:00.0 | 01:00:00.0 | 00:00:00.0 | 60.4 | 96.0 | 47.7 | 73.4 | 67.2 | 64.6 | 61.0 | 58.1 | 51.9 | 49.4 |
| **5** | 2019-01-23 | 22:00:00 | 01:00:00.0 | 01:00:00.0 | 00:00:00.0 | 59.3 | 94.9 | 47.5 | 76.1 | 67.1 | 63.6 | 59.3 | 55.5 | 50.7 | 48.2 |
| **6** | 2019-01-23 | 23:00:00 | 01:00:00.0 | 01:00:00.0 | 00:00:00.0 | 57.8 | 93.4 | 44.5 | 77.2 | 66.3 | 61.9 | 56.9 | 52.3 | 47.5 | 45.7 |
| **7** | 2019-01-24 | 00:00:00 | 01:00:00.0 | 01:00:00.0 | 00:00:00.0 | 55.9 | 91.5 | 43.0 | 76.0 | 64.6 | 59.7 | 55.1 | 50.7 | 46.5 | 43.9 |
| **8** | 2019-01-24 | 01:00:00 | 01:00:00.0 | 01:00:00.0 | 00:00:00.0 | 53.5 | 89.0 | 43.1 | 74.0 | 61.9 | 57.0 | 52.2 | 48.9 | 46.2 | 44.9 |
| **9** | 2019-01-24 | 02:00:00 | 01:00:00.0 | 01:00:00.0 | 00:00:00.0 | 53.4 | 88.9 | 41.9 | 75.7 | 61.9 | 56.5 | 50.2 | 46.6 | 43.9 | 42.7 |
| **10** | 2019-01-24 | 03:00:00 | 01:00:00.0 | 01:00:00.0 | 00:00:00.0 | 55.1 | 90.6 | 41.3 | 74.6 | 64.0 | 58.9 | 53.8 | 50.0 | 45.0 | 42.4 |
| **11** | 2019-01-24 | 04:00:00 | 01:00:00.0 | 01:00:00.0 | 00:00:00.0 | 59.4 | 94.9 | 46.5 | 78.2 | 67.0 | 63.1 | 59.3 | 54.9 | 49.9 | 48.0 |
| **12** | 2019-01-24 | 05:00:00 | 01:00:00.0 | 01:00:00.0 | 00:00:00.0 | 63.0 | 98.5 | 51.1 | 83.1 | 69.6 | 66.1 | 62.9 | 60.1 | 54.9 | 52.5 |
| **13** | 2019-01-24 | 06:00:00 | 01:00:00.0 | 01:00:00.0 | 00:00:00.0 | 65.4 | 100.9 | 53.9 | 88.1 | 71.4 | 67.9 | 64.8 | 62.8 | 57.9 | 55.7 |
| **14** | 2019-01-24 | 07:00:00 | 01:00:00.0 | 01:00:00.0 | 00:00:00.0 | 66.6 | 102.1 | 55.4 | 83.8 | 73.1 | 69.9 | 66.5 | 63.8 | 60.6 | 57.6 |
| **15** | 2019-01-24 | 08:00:00 | 01:00:00.0 | 01:00:00.0 | 00:00:00.0 | 65.6 | 101.2 | 53.3 | 79.6 | 71.9 | 69.4 | 66.3 | 63.2 | 59.4 | 56.1 |
| **16** | 2019-01-24 | 09:00:00 | 01:00:00.0 | 01:00:00.0 | 00:00:00.0 | 64.3 | 99.8 | 49.8 | 79.6 | 71.2 | 68.3 | 64.7 | 61.6 | 56.3 | 53.0 |
| **17** | 2019-01-24 | 10:00:00 | 01:00:00.0 | 01:00:00.0 | 00:00:00.0 | 64.9 | 100.5 | 45.8 | 86.7 | 70.7 | 67.5 | 63.8 | 60.8 | 55.1 | 50.4 |
| **18** | 2019-01-24 | 11:00:00 | 01:00:00.0 | 01:00:00.0 | 00:00:00.0 | 66.9 | 102.5 | 48.6 | 92.0 | 71.3 | 66.7 | 63.4 | 60.3 | 55.4 | 51.8 |
| **19** | 2019-01-24 | 12:00:00 | 01:00:00.0 | 01:00:00.0 | 00:00:00.0 | 66.4 | 101.9 | 50.5 | 89.2 | 74.3 | 68.1 | 64.4 | 61.5 | 56.3 | 52.6 |
| **20** | 2019-01-24 | 13:00:00 | 01:00:00.0 | 01:00:00.0 | 00:00:00.0 | 65.7 | 101.3 | 49.8 | 90.1 | 72.6 | 68.2 | 64.4 | 61.6 | 56.1 | 53.0 |
| **21** | 2019-01-24 | 14:00:00 | 01:00:00.0 | 01:00:00.0 | 00:00:00.0 | 65.5 | 101.1 | 50.0 | 88.1 | 72.6 | 67.8 | 64.9 | 62.2 | 57.1 | 53.9 |
| **22** | 2019-01-24 | 15:00:00 | 01:00:00.0 | 01:00:00.0 | 00:00:00.0 | 66.8 | 102.4 | 50.8 | 92.1 | 72.0 | 68.3 | 65.1 | 61.6 | 57.5 | 54.3 |
| **23** | 2019-01-24 | 16:00:00 | 01:00:00.0 | 01:00:00.0 | 00:00:00.0 | 69.2 | 104.8 | 49.9 | 98.9 | 72.3 | 68.1 | 65.3 | 61.8 | 57.2 | 54.0 |
| **24** | 2019-01-24 | 17:00:00 | 01:00:00.0 | 01:00:00.0 | 00:00:00.0 | 64.8 | 100.4 | 53.3 | 83.3 | 70.9 | 67.5 | 65.2 | 62.4 | 58.4 | 55.5 |

# APPENDIX D

# RCNM NOISE MODELING OUTPUT

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 1/23/2019
Case Description: 18-0225 Lamber Car Wash - demo northern property line

---- Receptor #1 ----

Baselines (dBA)

| Description | Land Use | Daytime | Evening | Night |
|---|---|---|---|---|
| Residential | Residential | 65 | 65 | 45 |

Equipment

| Description | Impact Device | Usage(%) | Spec Lmax (dBA) | Actual Lmax (dBA) | Receptor Distance (feet) | Estimated Shielding (dBA) |
|---|---|---|---|---|---|---|
| Backhoe | No | 40 | | 77.6 | 15 | 5 |
| Dozer | No | 40 | | 81.7 | 75 | 5 |
| Concrete Saw | No | 20 | | 89.6 | 125 | 5 |
| Tractor | No | 40 | 84 | | 150 | 5 |

Results

Calculated (dBA)

| Equipment | *Lmax | Leq | Day Lmax |
|---|---|---|---|
| Backhoe | 83 | 79 | N/A |
| Dozer | 73.1 | 69.2 | N/A |
| Concrete Saw | 76.6 | 69.6 | N/A |
| Tractor | 69.5 | 65.5 | N/A |
| Total | 83 | 80 | N/A |

*Calculated Lmax is the Loudest value.

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 1/23/2019
Case Description: 18-0225 Lambert Car Wash - demo at eastern property line

---- Receptor #1 ----

Baselines (dBA)

| Description | Land Use | Daytime | Evening | Night |
|---|---|---|---|---|
| Residential | Residential | 65 | 65 | 45 |

Equipment

| Description | Impact Device | Usage(%) | Spec Lmax (dBA) | Actual Lmax (dBA) | Receptor Distance (feet) | Estimated Shielding (dBA) |
|---|---|---|---|---|---|---|
| Backhoe | No | 40 | | 77.6 | 15 | 0 |
| Dozer | No | 40 | | 81.7 | 75 | 0 |
| Concrete Saw | No | 20 | | 89.6 | 125 | 0 |
| Tractor | No | 40 | 84 | | 150 | 0 |

Results

Calculated (dBA)

| Equipment | *Lmax | Leq | Day Lmax |
|---|---|---|---|
| Backhoe | 88 | 84 | N/A |
| Dozer | 78.1 | 74.2 | N/A |
| Concrete Saw | 81.6 | 74.6 | N/A |
| Tractor | 74.5 | 70.5 | N/A |
| Total | 88 | 85 | N/A |

*Calculated Lmax is the Loudest value.

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 1/23/2019
Case Description: 18-0225 Lambert Car Wash - demo at residential 90 ft SE

---- Receptor #1 ----

| | | Baselines (dBA) | | |
|---|---|---|---|---|
| Description | Land Use | Daytime | Evening | Night |
| Residential | Residential | 65 | 65 | 45 |

Equipment

| Description | Impact Device | Usage(%) | Spec Lmax (dBA) | Actual Lmax (dBA) | Receptor Distance (feet) | Estimated Shielding (dBA) |
|---|---|---|---|---|---|---|
| Backhoe | No | 40 | | 77.6 | 105 | 0 |
| Dozer | No | 40 | | 81.7 | 165 | 0 |
| Concrete Saw | No | 20 | | 89.6 | 215 | 0 |
| Tractor | No | 40 | 84 | | 240 | 0 |

Results

| | Calculated (dBA) | | |
|---|---|---|---|
| Equipment | *Lmax | Leq | Day Lmax |
| Backhoe | 71.1 | 67.1 | N/A |
| Dozer | 71.3 | 67.3 | N/A |
| Concrete Saw | 76.9 | 69.9 | N/A |
| Tractor | 70.4 | 66.4 | N/A |
| Total | 76.9 | 73.9 | N/A |

*Calculated Lmax is the Loudest value.

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 1/23/2019
Case Description: 18-0225 Lambert Car Wash - demo at chruch 135 ft SW

---- Receptor #1 ----

Baselines (dBA)

| Description | Land Use | Daytime | Evening | Night |
|---|---|---|---|---|
| Residential | Residential | 65 | 65 | 45 |

Equipment

| Description | Impact Device | Usage(%) | Spec Lmax (dBA) | Actual Lmax (dBA) | Receptor Distance (feet) | Estimated Shielding (dBA) |
|---|---|---|---|---|---|---|
| Backhoe | No | 40 | | 77.6 | 150 | 0 |
| Dozer | No | 40 | | 81.7 | 210 | 0 |
| Concrete Saw | No | 20 | | 89.6 | 260 | 0 |
| Tractor | No | 40 | 84 | | 285 | 0 |

Results

Calculated (dBA)

| Equipment | *Lmax | Leq | Day Lmax |
|---|---|---|---|
| Backhoe | 68 | 64 | N/A |
| Dozer | 69.2 | 65.2 | N/A |
| Concrete Saw | 75.3 | 68.3 | N/A |
| Tractor | 68.9 | 64.9 | N/A |
| Total | 75.3 | 72 | N/A |

*Calculated Lmax is the Loudest value.

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 1/23/2019
Case Description: 18-0225 Lambert Car Wash - grading northern property line

---- Receptor #1 ----

| | | Baselines (dBA) | | |
|---|---|---|---|---|
| Description | Land Use | Daytime | Evening | Night |
| Residential | Residential | 65 | 65 | 45 |

| | | Equipment | | | | |
|---|---|---|---|---|---|---|
| Description | Impact Device | Usage(%) | Spec Lmax (dBA) | Actual Lmax (dBA) | Receptor Distance (feet) | Estimated Shielding (dBA) |
| Grader | No | 40 | 85 | | 25 | 5 |
| Dozer | No | 40 | | 81.7 | 100 | 5 |
| Tractor | No | 40 | 84 | | 175 | 5 |

| | Results Calculated (dBA) | | |
|---|---|---|---|
| Equipment | *Lmax | Leq | Day Lmax |
| Grader | 86 | 82 | N/A |
| Dozer | 70.6 | 66.7 | N/A |
| Tractor | 68.1 | 64.1 | N/A |
| Total | 86 | 82.2 | N/A |

*Calculated Lmax is the Loudest value.

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 1/23/2019
Case Description: 18-0225 Lambert Car Wash - grading eastern property line

---- Receptor #1 ----

Baselines (dBA)

| Description | Land Use | Daytime | Evening | Night |
|---|---|---|---|---|
| Residential | Residential | 65 | 65 | 45 |

Equipment

| Description | Impact Device | Usage(%) | Spec Lmax (dBA) | Actual Lmax (dBA) | Receptor Distance (feet) | Estimated Shielding (dBA) |
|---|---|---|---|---|---|---|
| Grader | No | 40 | 85 | | 25 | 0 |
| Dozer | No | 40 | | 81.7 | 100 | 0 |
| Tractor | No | 40 | 84 | | 175 | 0 |

Results

Calculated (dBA)

| Equipment | *Lmax | Leq | Day Lmax |
|---|---|---|---|
| Grader | 91 | 87 | N/A |
| Dozer | 75.6 | 71.7 | N/A |
| Tractor | 73.1 | 69.1 | N/A |
| Total | 91 | 87.2 | N/A |

*Calculated Lmax is the Loudest value.

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 1/23/2019
Case Description: 18-0225 Lambert Car Wash - grading at residential 90 ft SE

---- Receptor #1 ----

Baselines (dBA)

| Description | Land Use | Daytime | Evening | Night |
|---|---|---|---|---|
| Residential | Residential | 65 | 65 | 45 |

Equipment

| Description | Impact Device | Usage(%) | Spec Lmax (dBA) | Actual Lmax (dBA) | Receptor Distance (feet) | Estimated Shielding (dBA) |
|---|---|---|---|---|---|---|
| Grader | No | 40 | 85 | | 115 | 0 |
| Dozer | No | 40 | | 81.7 | 190 | 0 |
| Tractor | No | 40 | 84 | | 265 | 0 |

Results

| | Calculated (dBA) | | |
|---|---|---|---|
| Equipment | *Lmax | Leq | Day Lmax |
| Grader | 77.8 | 73.8 | N/A |
| Dozer | 70.1 | 66.1 | N/A |
| Tractor | 69.5 | 65.5 | N/A |
| Total | 77.8 | 75 | N/A |

*Calculated Lmax is the Loudest value.

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 1/23/2019
Case Description: 18-0225 Lambert Car Wash - grading at church 135 ft SW

---- Receptor #1 ----

Baselines (dBA)

| Description | Land Use | Daytime | Evening | Night |
|---|---|---|---|---|
| Residential | Residential | 65 | 65 | 45 |

Equipment

| Description | Impact Device | Usage(%) | Spec Lmax (dBA) | Actual Lmax (dBA) | Receptor Distance (feet) | Estimated Shielding (dBA) |
|---|---|---|---|---|---|---|
| Grader | No | 40 | 85 | | 160 | 0 |
| Dozer | No | 40 | | 81.7 | 235 | 0 |
| Tractor | No | 40 | 84 | | 310 | 0 |

Results

| | Calculated (dBA) | | |
|---|---|---|---|
| Equipment | *Lmax | Leq | Day Lmax |
| Grader | 74.9 | 70.9 | N/A |
| Dozer | 68.2 | 64.2 | N/A |
| Tractor | 68.2 | 64.2 | N/A |
| Total | 74.9 | 72.5 | N/A |

*Calculated Lmax is the Loudest value.

# APPENDIX E

# PROJECT GENERATED TRAFFIC FHWA WORKSHEETS

FHWA Traffic Noise Prediction Model FHWA-RD-77-108

**Existing Traffic Noise**

Project: **18-0225 13001 Lambert Street Car Wash**

Road: **Greenleaf Avenue**

Segment: **South of Whittier Boulevard**

| | DAYTIME | | | EVENING | | | NIGHTTIME | | | ADT | 10300.00 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | AUTOS | M.TRUCKS | H.TRUCKS | AUTOS | M.TRUCKS | H.TRUCKS | AUTOS | M.TRUCKS | H.TRUCKS | SPEED | 35.00 |
| | | | | | | | | | | DISTANCE | 50.00 |
| INPUT PARAMETERS | | | | | | | | | | | |
| Vehicles per hour | 596.54 | 12.36 | 20.60 | 442.90 | 2.06 | 3.43 | 109.87 | 17.17 | 28.61 | % A | 92 |
| Speed in MPH | 35.00 | 35.00 | 35.00 | 35.00 | 35.00 | 35.00 | 35.00 | 35.00 | 35.00 | | |
| Left angle | -90.00 | -90.00 | -90.00 | -90.00 | -90.00 | -90.00 | -90.00 | -90.00 | -90.00 | | |
| Right angle | 90.00 | 90.00 | 90.00 | 90.00 | 90.00 | 90.00 | 90.00 | 90.00 | 90.00 | % MT | 3 |
| NOISE CALCULATIONS | | | | | | | | | | | |
| Reference levels | 65.11 | 74.83 | 80.05 | 65.11 | 74.83 | 80.05 | 65.11 | 74.83 | 80.05 | % HT | 5 |
| ADJUSTMENTS | | | | | | | | | | | |
| Flow | 22.01 | 5.17 | 7.39 | 20.72 | -2.61 | -0.39 | 14.66 | 6.60 | 8.82 | | |
| Distance | -0.07 | -0.07 | -0.07 | -0.07 | -0.07 | -0.07 | -0.07 | -0.07 | -0.07 | LEFT | -90.00 |
| Finite Roadway | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | RIGHT | 90.00 |
| Barrier | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| Grade | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | CNEL | 71.50 |
| Constant | -25.00 | -25.00 | -25.00 | -25.00 | -25.00 | -25.00 | -25.00 | -25.00 | -25.00 | DAY LEQ | 65.61 |
| LEQ | 62.05 | 54.93 | 62.37 | 60.76 | 47.15 | 54.59 | 54.70 | 56.36 | 63.79 | Day hour | 89.00 |
| | | | | | | | | | | Absorbtive? | no |
| | DAY LEQ | 65.61 | | EVENING LEQ | 61.85 | | NIGHT LEQ | 64.95 | | Use hour? | no |
| | | | | | | | | | | GRADE dB | 0.00 |
| | | **CNEL** | **71.50** | | | | | | | | |

FHWA Traffic Noise Prediction Model FHWA-RD-77-108

**Existing Plus Project Traffic Noise**

Project: **18-0225 13001 Lambert Street Car Wash**
Road: **Greenleaf Avenue**
Segment: **South of Whittier Boulevard**

| | DAYTIME | | | EVENING | | | NIGHTTIME | | | ADT | 11199.82 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | AUTOS | M.TRUCKS | H.TRUCKS | AUTOS | M.TRUCKS | H.TRUCKS | AUTOS | M.TRUCKS | H.TRUCKS | SPEED | 35.00 |
| | | | | | | | | | | DISTANCE | 50.00 |
| INPUT PARAMETERS | | | | | | | | | | | |
| Vehicles per hour | 651.73 | 13.02 | 20.87 | 483.87 | 2.17 | 3.48 | 120.03 | 18.09 | 28.98 | % A | 92.44 |
| Speed in MPH | 35.00 | 35.00 | 35.00 | 35.00 | 35.00 | 35.00 | 35.00 | 35.00 | 35.00 | | |
| Left angle | -90.00 | -90.00 | -90.00 | -90.00 | -90.00 | -90.00 | -90.00 | -90.00 | -90.00 | | |
| Right angle | 90.00 | 90.00 | 90.00 | 90.00 | 90.00 | 90.00 | 90.00 | 90.00 | 90.00 | % MT | 2.91 |
| NOISE CALCULATIONS | | | | | | | | | | | |
| Reference levels | 65.11 | 74.83 | 80.05 | 65.11 | 74.83 | 80.05 | 65.11 | 74.83 | 80.05 | % HT | 4.66 |
| ADJUSTMENTS | | | | | | | | | | | |
| Flow | 22.39 | 5.40 | 7.45 | 21.10 | -2.38 | -0.33 | 15.05 | 6.83 | 8.87 | | |
| Distance | -0.07 | -0.07 | -0.07 | -0.07 | -0.07 | -0.07 | -0.07 | -0.07 | -0.07 | LEFT | -90.00 |
| Finite Roadway | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | RIGHT | 90.00 |
| Barrier | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| Grade | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | CNEL | 71.64 |
| Constant | -25.00 | -25.00 | -25.00 | -25.00 | -25.00 | -25.00 | -25.00 | -25.00 | -25.00 | DAY LEQ | 65.83 |
| LEQ | 62.43 | 55.16 | 62.42 | 61.14 | 47.38 | 54.64 | 55.09 | 56.59 | 63.85 | Day hour | 89.00 |
| | | | | | | | | | | Absorbtive? | no |
| | DAY LEQ | 65.83 | | EVENING LEQ | 62.16 | | NIGHT LEQ | 65.06 | | Use hour? | no |
| | | | | | | | | | | GRADE dB | 0.00 |
| | | **CNEL** | **71.64** | | | | | | | | |

FHWA Traffic Noise Prediction Model FHWA-RD-77-108

**Existing Traffic Noise**

Project: **18-0225 13001 Lambert Street Car Wash**

Road: **Lambert Road**

Segment: **East of Santa Fe Springs Road**

| | DAYTIME | | | EVENING | | | NIGHTTIME | | | ADT | 19300.00 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | AUTOS | M.TRUCKS | H.TRUCKS | AUTOS | M.TRUCKS | H.TRUCKS | AUTOS | M.TRUCKS | H.TRUCKS | SPEED | 40.00 |
| | | | | | | | | | | DISTANCE | 40.00 |
| INPUT PARAMETERS | | | | | | | | | | | |
| Vehicles per hour | 1183.66 | 14.47 | 5.63 | 874.74 | 2.57 | 2.58 | 219.10 | 19.30 | 7.51 | % A | 97.4 |
| Speed in MPH | 40.00 | 40.00 | 40.00 | 40.00 | 40.00 | 40.00 | 40.00 | 40.00 | 40.00 | | |
| Left angle | -90.00 | -90.00 | -90.00 | -90.00 | -90.00 | -90.00 | -90.00 | -90.00 | -90.00 | | |
| Right angle | 90.00 | 90.00 | 90.00 | 90.00 | 90.00 | 90.00 | 90.00 | 90.00 | 90.00 | % MT | 1.84 |
| NOISE CALCULATIONS | | | | | | | | | | | |
| Reference levels | 67.36 | 76.31 | 81.16 | 67.36 | 76.31 | 81.16 | 67.36 | 76.31 | 81.16 | % HT | 0.74 |
| ADJUSTMENTS | | | | | | | | | | | |
| Flow | 24.41 | 5.28 | 1.18 | 23.09 | -2.23 | -2.22 | 17.08 | 6.53 | 2.43 | | |
| Distance | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | LEFT | -90.00 |
| Finite Roadway | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | RIGHT | 90.00 |
| Barrier | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| Grade | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | CNEL | 71.93 |
| Constant | -25.00 | -25.00 | -25.00 | -25.00 | -25.00 | -25.00 | -25.00 | -25.00 | -25.00 | DAY LEQ | 68.49 |
| LEQ | 67.66 | 57.49 | 58.24 | 66.35 | 49.98 | 54.84 | 60.34 | 58.74 | 59.49 | Day hour | 89.00 |
| | | | | | | | | | | Absorbtive? | no |
| | DAY LEQ | 68.49 | | EVENING LEQ | 66.74 | | NIGHT LEQ | 64.34 | | Use hour? | no |
| | | | | | | | | | | GRADE dB | 0.00 |
| | | **CNEL** | **71.93** | | | | | | | | |

FHWA Traffic Noise Prediction Model FHWA-RD-77-108

**Existing Plus Project Traffic Noise**

Project: **18-0225 13001 Lambert Street Car Wash**
Road: **Lambert Road**
Segment: **East of Santa Fe Springs Road**

| | DAYTIME | | | EVENING | | | NIGHTTIME | | | ADT | 20199.82 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | AUTOS | M.TRUCKS | H.TRUCKS | AUTOS | M.TRUCKS | H.TRUCKS | AUTOS | M.TRUCKS | H.TRUCKS | SPEED | 40.00 |
| | | | | | | | | | | DISTANCE | 40.00 |
| INPUT PARAMETERS | | | | | | | | | | | |
| Vehicles per hour | 1238.86 | 15.15 | 5.89 | 915.53 | 2.69 | 2.70 | 229.32 | 20.20 | 7.86 | % A | 97.40 |
| Speed in MPH | 40.00 | 40.00 | 40.00 | 40.00 | 40.00 | 40.00 | 40.00 | 40.00 | 40.00 | | |
| Left angle | -90.00 | -90.00 | -90.00 | -90.00 | -90.00 | -90.00 | -90.00 | -90.00 | -90.00 | | |
| Right angle | 90.00 | 90.00 | 90.00 | 90.00 | 90.00 | 90.00 | 90.00 | 90.00 | 90.00 | % MT | 1.84 |
| NOISE CALCULATIONS | | | | | | | | | | | |
| Reference levels | 67.36 | 76.31 | 81.16 | 67.36 | 76.31 | 81.16 | 67.36 | 76.31 | 81.16 | % HT | 0.74 |
| ADJUSTMENTS | | | | | | | | | | | |
| Flow | 24.60 | 5.48 | 1.38 | 23.29 | -2.03 | -2.02 | 17.28 | 6.73 | 2.63 | | |
| Distance | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | LEFT | -90.00 |
| Finite Roadway | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | RIGHT | 90.00 |
| Barrier | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| Grade | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | CNEL | 72.13 |
| Constant | -25.00 | -25.00 | -25.00 | -25.00 | -25.00 | -25.00 | -25.00 | -25.00 | -25.00 | DAY LEQ | 68.69 |
| LEQ | 67.86 | 57.69 | 58.43 | 66.55 | 50.18 | 55.04 | 60.54 | 58.94 | 59.68 | Day hour | 89.00 |
| | | | | | | | | | | Absorbtive? | no |
| | DAY LEQ | 68.69 | | EVENING LEQ | 66.94 | | NIGHT LEQ | 64.54 | | Use hour? | no |
| | | | | | | | | | | GRADE dB | 0.00 |
| | | **CNEL** | **72.13** | | | | | | | | |

# APPENDIX F

# SOUNDPLAN INPUT AND OUPUT

# THE QUIET DRYING SYSTEM



## LIMITED LIFETIME FAN WARRANTY-NO MAINTENANCE

- Quiet noise efficient/axial fans
- 10HP motors or 15HP motors
- 65 dBa @ 65'
- Approximately 9600 CFM per motor
- Adaptable to all Wash types & requirements
- 304 Surgical grade SS brushed standard
- Nozzles your choice of available colors

## WE MAKE DRYERS, IT'S ALL WE DO!

## WWW.INTERNATIONALDRYING.COM



## 800.736.6412

THE WHISPER IS QUIET DRYING



YOU WON'T BELIEVE HOW QUIET IT IS

LIMITED LIFETIME FAN WARRANTY

## TOUCHLESS

## NO MAINTENANCE

2 YEAR MOTOR WARRANTY



CHOICE OF NOZZLE TYPE AND COLOR

INTERNATIONAL DRYING CORPORATION

## 800-736-6412



**SOUND LEVEL METER READINGS**

**MODEL: FT-DD-T340HP4** (40hp VACSTAR TURBINE VACUUM PRODUCER)

**READING ONE**: 43 DB-A, 3 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

**READING TWO**: 36 DB-A, 10 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

**READING THREE**: 24 DB-A, 20 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

**READING FOUR**: 12 DB-A, 30 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

**NOTE**: THESE READINGS WERE TAKEN OUTSIDE OF 8'x10'x8' CINDER BLOCK ENCLOSURE WITH CONCRETE SLAB AND WOOD JOIST ROOF.

**SOUND LEVEL METER USED:**

SIMPSON MODEL #40003 – MSHA APPROVED.
MEETS OSHA & WALSH-HEALY REQUIREMENTS FOR NOISE CONTROL.
CONFORMS TO ANSI S1.4-1983, IEC 651 SPECS FOR METER TYPE.

*Vacutech*
*1350 Hi-Tech Drive, Sheridan WY, 82801*
*PHONE: (800) 917-9444 FAX: (303) 675-1988*
*EMAIL: info@vacutechllc*
*WEB SITE: vacutechllc.com*

Noise Measurement
Field Data

| | | | |
|---|---|---|---|
| **Project Name:** | **Fast Five Express Car Wash, City of Murrieta** | Date: | **7-Nov-17** |
| **Project #:** | | | |
| **Noise Measurement #:** | **1st Measurement** | Technician: | **Ian Edward Gallagher** |
| **Nearest Address or Cross Street:** | **Fast Five Express Car Wash, 40172 Murrieta Hot Springs Road, Murrieta, California 92563** | | |
| **Site Description (Type of Existing Land Use and any other notable features)** | **Public car wash with area for self detailing, vacuuuming and cosmetic car care. Surrounding: commercial and residential.** | | |
| **Weather:** | **Mostly cloudy, sun behind cloud** | **Settings:** | **SLOW** **FAST** (Circle one) |
| **Temperature: 75 deg F** | **Wind: 3-7 mph** | **Humidity:** | **59%** **Flat** |
| **Start Time:** | **2:47 PM** | **End Time:** | **Run Time:** **5 minutes** |

| | | | |
|---|---|---|---|
| **Leq:** | 75.8 **dB** | **Primary Noise Source:** | **Vacuum of Fast Five Express Car Wash being applied to driver side front seat and floor area of privately owned vehicle** |
| **Lmax** | 86.3 **dB** | | |
| **L2** | 82.6 **dB** | **Secondary Noise Sources:** | **Vacuums and blow hoses being used by other customers.** |
| **L8** | 78.7 **dB** | | **Actual machinery noise coming from car wash, car wash ambiance.** |
| **L25** | 76.2 **dB** | | **Traffic noise from Jackson Avenue and Murrieta Hot Springs Road** |
| **L50** | 74.2 **dB** | | **Overhead aircraft** |

| | | | |
|---|---|---|---|
| **NOISE METER:** | SoundTrack LxT Class 1 | **CALIBRATOR:** | Larson Davis CAL250 Acoustic Calibrator |
| **MAKE:** | Larson Davis | **MAKE:** | Larson Davis |
| **MODEL:** | LxT1 | **MODEL:** | Cal250 |
| **SERIAL NUMBER:** | 3099 | **SERIAL NUMBER:** | 2723 |
| **FACTORY CALIBRATION:** | 6/23/2017 | **FACTORY CALIBRATION DATE:** | 6/9/2017 |
| **FIELD CALIBRATION DATE:** | 11/7/2017 | | |

**Additional Notes/Sketch**



**Noise measurement set up 3 feet from driver side door**



**Hose in use during sample ( hose operator also taking photo)**

Noise Measurement
Field Data





KUNZMAN ASSOCIATES, INC.
OVER 40 YEARS OF EXCELLENT SERVICE

Noise Measurement
Field Data

| | | | |
|---|---|---|---|
| **Project Name:** | **Fast Five Express Car Wash, City of Murrieta** | Date: | **7-Nov-17** |
| **Project #:** | | | |
| **Noise Measurement #:** | **2nd Measurement** | **3099 LxT_Data081.xlsx** | Technician: **Ian Edward Gallagher** |
| **Nearest Address or Cross Street:** | **Fast Five Express Car Wash, 40172 Murrieta Hot Springs Road, Murrieta, California 92563** | | |
| **Site Description (Type of Existing Land Use and any other notable features)** | **Public car wash with area for self detailing, vacuuuming and cosmetic car care,. Surrounding: commercial and residential.** | | |
| **Weather:** | **Mostly cloudy, sun behind cloud** | **Settings:** | **SLOW** **FAST** (Circle one) |
| **Temperature: 75 deg F** | **Wind: 3 - 7 mph** | **Humidity: 59%** | **Flat** |
| **Start Time:** | **2:54 PM** | **End Time:** **2:59 PM** | **Run Time:** **5 minutes** |

| | | | |
|---|---|---|---|
| **Leq:** | 77 **dB** | **Primary Noise Source:** | **Vacuum of Fast Five Express Car Wash being applied to driver side front seat and** |
| **Lmax** | 82.5 **dB** | | **floor area of privately owned vehicle** |
| **L2** | 81.4 **dB** | **Secondary Noise Sources:** | **Vacuums and blow hoses being used by other customers on their vehicles.** |
| **L8** | 80.6 **dB** | | **Actual machinery noise coming from car wash, car wash ambiance.** |
| **L25** | 79.0 **dB** | | **Traffic noise from Jackson Avenue and Murrieta Hot Springs Road** |
| **L50** | 76.1 **dB** | | **Overhead aircraft** |

| | | | |
|---|---|---|---|
| **NOISE METER:** | SoundTrack LxT Class 1 ; | **CALIBRATOR:** | Larson Davis CAL250 Acoustic Calibrator |
| **MAKE:** | Larson Davis | **MAKE:** | Larson Davis |
| **MODEL:** | LxT1 | **MODEL:** | Cal250 |
| **SERIAL NUMBER:** | 3099 | **SERIAL NUMBER:** | 2723 |
| **FACTORY CALIBRATION DATE:** | 6/23/2017 | **FACTORY CALIBRATION DATE:** | 6/9/2017 |
| **FIELD CALIBRATION DATE:** | 11/7/2017 | | |

**Additional Notes/Sketch**



**Noise measuring set up 3 feet from driver side door**



**Hose in use during sample ( hose operator also taking photo)**


Fast Five Exprees Car Wash
40172 Murrieta Hot Springs Road, City of Murrieta, CA. Actual location of measurement.
Murrieta Hot Springs Rd
40172 Murrieta Hot Springs Rd
Actual location of 5 minute measuremnets
Google Earth
© 2017 Google
N
100 ft

Noise Measurement
Field Data

**Project Name:** Fast Five Express Car Wash, City of Murrieta  Date: 7-Nov-17

**Project #:**

**Noise Measurement #:** 3rd Measurement  3099 LxT_Data082.xlsx  Technician: Ian Edward Gallagher

**Nearest Address or Cross Street:** Fast Five Express Car Wash, 40172 Murrieta Hot Springs Road, Murrieta, California 92563

**Site Description (Type of Existing Land Use and any other notable features):** Public car wash with area for self detailing, vacuuuming and cosmetic car care,. Surrounding: commercial and residential.

**Weather:** Mostly cloudy, sun behind cloud  **Settings:** SLOW **FAST** (Circle one)

**Temperature:** 75 deg F  **Wind:** 3 - 7 mph  **Humidity:** 59%  Flat

**Start Time:** 3:01 PM  **End Time:** 3:06 PM  **Run Time:** 5 minutes

| | | | |
|---|---|---|---|
| **Leq:** | 77.5 dB | **Primary Noise Source:** | Vacuum of Fast Five Express Car Wash being applied to driver side front seat and |
| **Lmax** | 88.4 dB | | floor area of privately owned vehicle |
| **L2** | 83.6 dB | **Secondary Noise Sources:** | Vacuums and blow hoses being used by other customers on their vehicles. |
| **L8** | 81.1 dB | | Actual machinery noise coming from car wash, car wash ambiance. |
| **L25** | 78.2 dB | | Traffic noise from Jackson Avenue and Murrieta Hot Springs Road |
| **L50** | 75.8 dB | | Overhead aircraft |

| | | | |
|---|---|---|---|
| **NOISE METER:** | SoundTrack LxT Class 1 | **CALIBRATOR:** | Larson Davis CAL250 Acoustic Calibrator |
| **MAKE:** | Larson Davis | **MAKE:** | Larson Davis |
| **MODEL:** | LxT1 | **MODEL:** | Cal250 |
| **SERIAL NUMBER:** | 3099 | **SERIAL NUMBER:** | 2723 |
| **FACTORY CALIBRATION DATE:** | 6/23/2017 | **FACTORY CALIBRATION DATE:** | 6/9/2017 |
| **FIELD CALIBRATION DATE:** | 11/7/2017 | | |

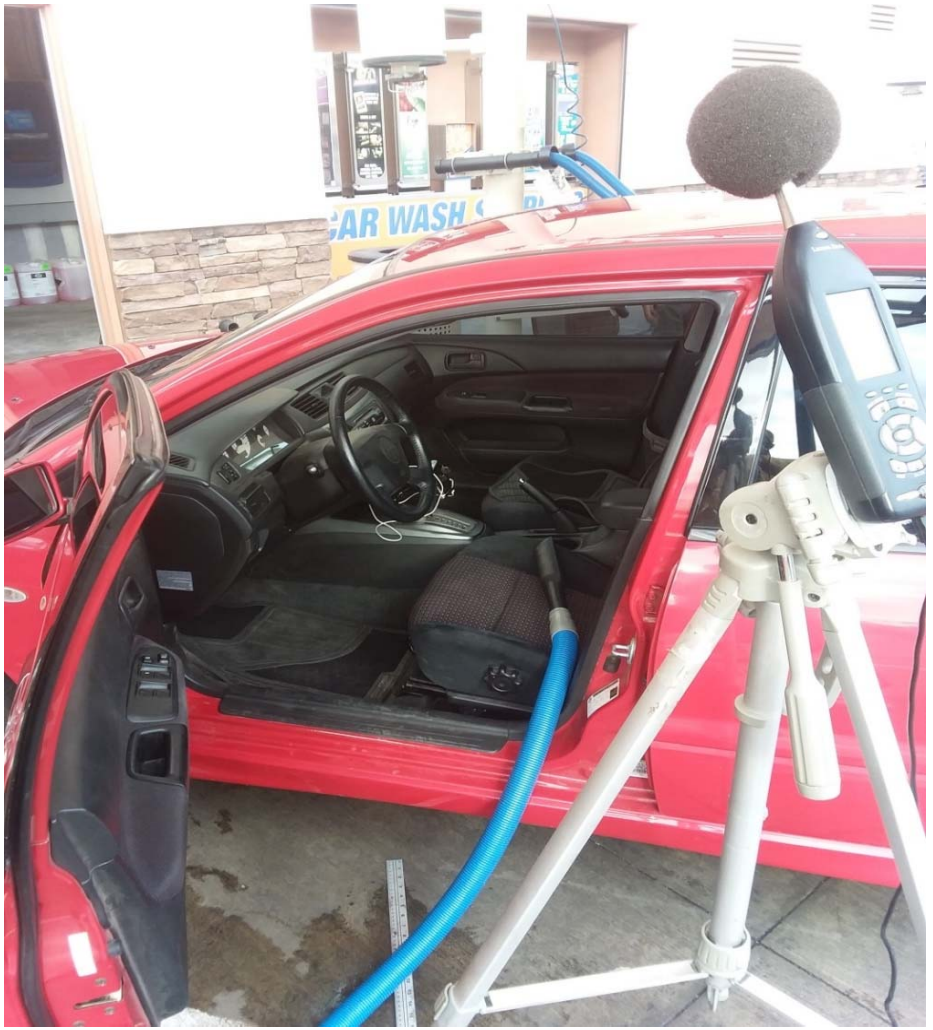

KUNZMAN ASSOCIATES, INC.
OVER 40 YEARS OF EXCELLENT SERVICE

Noise Measurement
Field Data

**Additional Notes/Sketch**



**Noise measuring set up 3 feet from driver side door**



**Hose in use during sample ( hose operator also taking photo)**



KUNZMAN ASSOCIATES, INC.
OVER 40 YEARS OF EXCELLENT SERVICE

Noise Measurement
Field Data





KUNZMAN ASSOCIATES, INC.
OVER 40 YEARS OF EXCELLENT SERVICE

Industry

| Source name | Reference | Level | Frequency spectrum [dB(A)] 6 | 8 | 10 | 12 | 16 | 20 | 25 | 31 | 40 | 50 | 63 | 80 | 100 | 125 | 160 | 200 | 250 | 315 | 400 | 500 | 630 | 800 | 1 | 1.3 | 1.6 | 2 | 2.5 | 3.2 | 4 | 5 | 6.3 | 8 | 10 | 12.5 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | dB(A) | Hz | Hz | Hz | Hz | Hz | Hz | Hz | Hz | Hz | Hz | Hz | Hz | Hz | Hz | Hz | Hz | Hz | Hz | Hz | Hz | Hz | kHz | kHz | kHz | kHz | kHz | kHz | kHz | kHz | kHz | kHz | kHz | kHz |
| 1 | Lw/m,m2 | Day | 50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Lw/m,m2 | Evening | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Lw/unit | Day | 110 | -1069.6 | -1062.1 | -1054.7 | -1047.7 | -1041 | -1034.8 | -1029 | -1023.7 | -1018.9 | -1014.5 | -1010.5 | -19 | -6.9 | 5.5 | 15 | 23.5 | 32 | 38.9 | 43.7 | 54.5 | 61.5 | 71 | 75.5 | 83.3 | 84.6 | 87 | 87.6 | 96.5 | 96.4 | 102.3 | 104.1 | 104.3 | 100.2 | 99.9 |
| 2 | Lw/unit | Evening | 110 | -1069.6 | -1062.1 | -1054.7 | -1047.7 | -1041 | -1034.8 | -1029 | -1023.7 | -1018.9 | -1014.5 | -1010.5 | -19 | -6.9 | 5.5 | 15 | 23.5 | 32 | 38.9 | 43.7 | 54.5 | 61.5 | 71 | 75.5 | 83.3 | 84.6 | 87 | 87.6 | 96.5 | 96.4 | 102.3 | 104.1 | 104.3 | 100.2 | 99.9 |
| 2 | Lw/unit | Day | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 2 | Lw/unit | Evening | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 3 | Lw/unit | Day | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 3 | Lw/unit | Evening | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 4 | Lw/unit | Day | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 4 | Lw/unit | Evening | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 5 | Lw/unit | Day | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 5 | Lw/unit | Evening | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 6 | Lw/unit | Day | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 6 | Lw/unit | Evening | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 7 | Lw/unit | Day | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 7 | Lw/unit | Evening | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 8 | Lw/unit | Day | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 8 | Lw/unit | Evening | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 9 | Lw/unit | Day | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 9 | Lw/unit | Evening | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 10 | Lw/unit | Day | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 10 | Lw/unit | Evening | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 11 | Lw/unit | Day | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 11 | Lw/unit | Evening | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 12 | Lw/unit | Day | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 12 | Lw/unit | Evening | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 13 | Lw/unit | Day | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 13 | Lw/unit | Evening | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 14 | Lw/unit | Day | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 14 | Lw/unit | Evening | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 15 | Lw/unit | Day | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 15 | Lw/unit | Evening | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 16 | Lw/unit | Day | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 16 | Lw/unit | Evening | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 17 | Lw/unit | Day | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 17 | Lw/unit | Evening | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 18 | Lw/unit | Day | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 18 | Lw/unit | Evening | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 19 | Lw/unit | Day | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 19 | Lw/unit | Evening | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 20 | Lw/unit | Day | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 20 | Lw/unit | Evening | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 21 | Lw/unit | Day | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 21 | Lw/unit | Evening | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 22 | Lw/unit | Day | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |
| 22 | Lw/unit | Evening | 93 | -10.9 | -3.8 | 6.2 | 13.6 | 26.8 | 39.1 | 38.2 | 42.4 | 47.5 | 56.4 | 58.7 | 55 | 58.4 | 60.6 | 60.8 | 62.9 | 64.1 | 66.2 | 69.4 | 72.5 | 74.9 | 76.2 | 77.8 | 81.4 | 85.5 | 86 | 83.5 | 82.1 | 81.6 | 82.1 | 80.6 | 78.2 | 74.9 | 71.2 |

Receivers

| No. | Receiver n | Building side | Floor | Lden |
|---|---|---|---|---|
| 1 | 2 | - | 1.Fl | 57.8 |
| 2 | 2 | - | 1.Fl | 49.8 |
| 3 | 3 | - | 1.Fl | 52.8 |
| 4 | 4 | - | 1.Fl | 56.6 |
| 5 | 5 | - | 1.Fl | 55.9 |
| 6 | 6 | - | 1.Fl | 52.4 |
| 7 | 7 | - | 1.Fl | 63 |
| 8 | 8 | - | 1.Fl | 59.6 |
| 9 | 9 | - | 1.Fl | 62.7 |

# Contribution levels of the receivers

| Source name | Traffic lane | Level w/o NP Lden dB(A) | Level w NP Lden dB(A) |
|---|---|---|---|
| 2 | 1.Fl | 57.8 | 52.6 |
| 1 | | 14.9 | 14.9 |
| 2 | | 57.5 | 52.5 |
| 2 | | 26.4 | 10.4 |
| 3 | | 26.5 | 10.4 |
| 4 | | 32.0 | 16.0 |
| 5 | | 31.8 | 15.8 |
| 6 | | 31.6 | 15.6 |
| 7 | | 31.4 | 15.4 |
| 8 | | 31.2 | 15.2 |
| 9 | | 31.0 | 15.0 |
| 10 | | 30.7 | 14.7 |
| 11 | | 30.5 | 14.5 |
| 12 | | 32.0 | 16.0 |
| 13 | | 30.3 | 14.3 |
| 14 | | 31.4 | 15.3 |
| 15 | | 32.4 | 16.3 |
| 16 | | 33.3 | 17.3 |
| 17 | | 33.9 | 17.8 |
| 18 | | 34.0 | 17.9 |
| 19 | | 33.6 | 17.6 |
| 20 | | 32.7 | 16.7 |
| 21 | | 37.0 | 21.0 |
| 22 | | 37.1 | 27.6 |
| 2 | 1.Fl | 49.8 | 44.3 |
| 1 | | 17.8 | 17.8 |
| 2 | | 49.2 | 44.2 |
| 2 | | 23.2 | 7.2 |
| 3 | | 23.7 | 7.6 |
| 4 | | 24.2 | 8.2 |
| 5 | | 24.7 | 8.6 |
| 6 | | 25.1 | 9.1 |
| 7 | | 25.6 | 9.6 |
| 8 | | 26.7 | 10.6 |
| 9 | | 27.1 | 11.0 |
| 10 | | 27.4 | 11.4 |
| 11 | | 27.8 | 11.7 |
| 12 | | 33.6 | 17.6 |
| 13 | | 32.6 | 16.5 |
| 14 | | 31.5 | 15.5 |
| 15 | | 30.4 | 14.4 |
| 16 | | 29.4 | 13.4 |
| 17 | | 28.3 | 12.3 |
| 18 | | 27.3 | 11.3 |
| 19 | | 26.5 | 10.5 |
| 20 | | 25.6 | 9.6 |
| 21 | | 24.8 | 8.8 |
| 22 | | 24.0 | 10.6 |
| 3 | 1.Fl | 52.8 | 46.9 |
| 1 | | 19.5 | 19.3 |
| 2 | | 51.6 | 46.6 |
| 2 | | 33.6 | 17.6 |
| 3 | | 33.3 | 17.3 |
| 4 | | 33.0 | 17.0 |
| 5 | | 32.8 | 16.7 |
| 6 | | 32.6 | 16.6 |
| 7 | | 32.2 | 16.3 |
| 8 | | 24.7 | 8.6 |
| 9 | | 24.2 | 8.2 |
| 10 | | 23.7 | 7.7 |
| 11 | | 23.2 | 7.2 |
| 12 | | 28.3 | 12.2 |
| 13 | | 28.3 | 12.2 |

# Contribution levels of the receivers

| Source name | Traffic lane | Level w/o NP Lden dB(A) | Level w NP Lden dB(A) |
|---|---|---|---|
| 14 | | 27.2 | 11.2 |
| 15 | | 28.1 | 12.1 |
| 16 | | 29.2 | 13.2 |
| 17 | | 30.3 | 14.3 |
| 18 | | 31.4 | 15.4 |
| 19 | | 32.4 | 16.4 |
| 20 | | 33.3 | 17.2 |
| 21 | | 33.8 | 17.8 |
| 22 | | 43.2 | 34.1 |
| 4 | 1.Fl | 56.6 | 51.4 |
| 1 | | 18.4 | 18.2 |
| 2 | | 56.2 | 51.3 |
| 2 | | 36.2 | 20.2 |
| 3 | | 35.4 | 19.4 |
| 4 | | 34.6 | 18.7 |
| 5 | | 33.9 | 17.9 |
| 6 | | 24.6 | 8.5 |
| 7 | | 24.0 | 8.0 |
| 8 | | 23.6 | 7.6 |
| 9 | | 23.1 | 7.1 |
| 10 | | 22.6 | 6.6 |
| 11 | | 22.1 | 6.1 |
| 12 | | 23.7 | 7.7 |
| 13 | | 26.3 | 10.3 |
| 14 | | 26.2 | 10.1 |
| 15 | | 25.9 | 9.9 |
| 16 | | 26.8 | 10.7 |
| 17 | | 28.1 | 12.0 |
| 18 | | 28.7 | 12.7 |
| 19 | | 29.7 | 13.7 |
| 20 | | 30.8 | 14.8 |
| 21 | | 32.0 | 15.9 |
| 22 | | 43.2 | 32.2 |
| 5 | 1.Fl | 55.9 | 50.0 |
| 1 | | 21.2 | 21.2 |
| 2 | | 54.8 | 49.8 |
| 2 | | 37.7 | 21.7 |
| 3 | | 36.9 | 20.9 |
| 4 | | 38.0 | 22.0 |
| 5 | | 35.2 | 19.3 |
| 6 | | 34.5 | 18.6 |
| 7 | | 33.8 | 17.8 |
| 8 | | 33.1 | 17.1 |
| 9 | | 32.5 | 16.5 |
| 10 | | 31.9 | 15.9 |
| 11 | | 31.2 | 15.2 |
| 12 | | 23.9 | 7.9 |
| 13 | | 24.6 | 8.6 |
| 14 | | 26.5 | 10.5 |
| 15 | | 26.8 | 10.8 |
| 16 | | 27.5 | 11.5 |
| 17 | | 28.5 | 12.5 |
| 18 | | 29.7 | 13.7 |
| 19 | | 30.9 | 14.9 |
| 20 | | 32.5 | 16.5 |
| 21 | | 41.7 | 25.7 |
| 22 | | 45.4 | 36.4 |
| 6 | 1.Fl | 52.4 | 41.7 |
| 1 | | 20.8 | 20.8 |
| 2 | | 44.7 | 39.7 |
| 2 | | 41.0 | 25.0 |
| 3 | | 39.8 | 23.8 |
| 4 | | 37.7 | 21.8 |

# Contribution levels of the receivers

| Source name | Traffic lane | Level w/o NP Lden dB(A) | Level w NP Lden dB(A) |
|---|---|---|---|
| 5 | | 36.6 | 20.6 |
| 6 | | 35.7 | 19.7 |
| 7 | | 36.5 | 20.5 |
| 8 | | 35.6 | 19.6 |
| 9 | | 34.3 | 18.3 |
| 10 | | 32.3 | 16.4 |
| 11 | | 34.0 | 18.0 |
| 12 | | 32.3 | 16.3 |
| 13 | | 32.9 | 16.9 |
| 14 | | 33.7 | 17.7 |
| 15 | | 34.4 | 18.4 |
| 16 | | 35.1 | 19.1 |
| 17 | | 36.0 | 20.0 |
| 18 | | 39.9 | 23.9 |
| 19 | | 41.0 | 25.0 |
| 20 | | 40.1 | 24.1 |
| 21 | | 43.7 | 27.7 |
| 22 | | 43.4 | 33.4 |
| 7 | 1.Fl | 63.0 | 47.0 |
| 1 | | 23.7 | 23.7 |
| 2 | | 37.4 | 32.4 |
| 2 | | 51.6 | 35.6 |
| 3 | | 51.6 | 35.6 |
| 4 | | 51.4 | 35.4 |
| 5 | | 51.2 | 35.2 |
| 6 | | 50.1 | 34.1 |
| 7 | | 50.0 | 34.0 |
| 8 | | 49.6 | 33.6 |
| 9 | | 48.8 | 32.8 |
| 10 | | 49.4 | 33.4 |
| 11 | | 48.1 | 32.1 |
| 12 | | 48.1 | 32.1 |
| 13 | | 48.4 | 32.4 |
| 14 | | 48.7 | 32.7 |
| 15 | | 48.9 | 32.9 |
| 16 | | 49.1 | 33.0 |
| 17 | | 49.2 | 33.2 |
| 18 | | 46.7 | 30.7 |
| 19 | | 49.7 | 33.7 |
| 20 | | 49.8 | 33.7 |
| 21 | | 51.0 | 35.0 |
| 22 | | 50.0 | 29.8 |
| 8 | 1.Fl | 59.6 | 43.6 |
| 1 | | 19.9 | 19.9 |
| 2 | | 32.6 | 27.6 |
| 2 | | 45.9 | 29.9 |
| 3 | | 45.1 | 29.0 |
| 4 | | 45.3 | 29.2 |
| 5 | | 46.9 | 30.8 |
| 6 | | 46.0 | 29.7 |
| 7 | | 47.3 | 31.3 |
| 8 | | 47.7 | 31.7 |
| 9 | | 46.5 | 30.5 |
| 10 | | 47.3 | 31.3 |
| 11 | | 47.8 | 31.8 |
| 12 | | 45.0 | 29.0 |
| 13 | | 44.8 | 28.8 |
| 14 | | 47.2 | 31.1 |
| 15 | | 47.1 | 31.0 |
| 16 | | 46.8 | 30.8 |
| 17 | | 46.5 | 30.5 |
| 18 | | 44.2 | 28.2 |
| 19 | | 46.5 | 30.4 |

# Contribution levels of the receivers

| Source name | Traffic lane | Level w/o NP Lden dB(A) | Level w NP Lden dB(A) |
|---|---|---|---|
| 20 | | 46.3 | 30.2 |
| 21 | | 46.1 | 30.1 |
| 22 | | 44.0 | 24.5 |
| 9 1.Fl | | 62.7 | 53.9 |
| 1 | | 23.6 | 23.6 |
| 2 | | 58.4 | 53.3 |
| 2 | | 45.7 | 29.7 |
| 3 | | 45.9 | 29.9 |
| 4 | | 46.2 | 30.2 |
| 5 | | 46.5 | 30.5 |
| 6 | | 46.9 | 30.9 |
| 7 | | 47.3 | 31.3 |
| 8 | | 47.8 | 31.8 |
| 9 | | 48.4 | 32.4 |
| 10 | | 49.0 | 33.0 |
| 11 | | 49.8 | 33.8 |
| 12 | | 50.2 | 34.1 |
| 13 | | 49.1 | 33.1 |
| 14 | | 48.5 | 32.5 |
| 15 | | 47.9 | 31.9 |
| 16 | | 47.3 | 31.3 |
| 17 | | 47.0 | 30.9 |
| 18 | | 46.5 | 30.5 |
| 19 | | 46.2 | 30.2 |
| 20 | | 46.0 | 29.9 |
| 21 | | 45.7 | 29.7 |
| 22 | | 45.6 | 28.4 |

# APPENDIX G

# VIBRATION WORKSHEETS

## VIBRATION LEVEL IMPACT

| | | |
|---|---|---|
| Project: | 18-0225 13001 Lambert Street Car Wash | Date: 1/23/19 |
| Source: | Vibratory Roller | |
| Scenario: | Unmitigated | |
| Location: | Project Site - eastern property line | |
| Address: | | |

PPV = PPVref(25/D)^n (in/sec)

### DATA INPUT

| | | | |
|---|---|---|---|
| Equipment = Type | 1 | Vibratory Roller | INPUT SECTION IN BLUE |
| PPVref = | 0.21 | Reference PPV (in/sec) at 25 ft. | |
| D = | 15.00 | Distance from Equipment to Receiver (ft) | |
| n = | 1.10 | Vibration attenuation rate through the ground | |

Note: Based on reference equations from Vibration Guidance Manual, California Department of Transportation, 2006, pgs 38-43.

### DATA OUT RESULTS

| | | | |
|---|---|---|---|
| PPV = | **0.368** | IN/SEC | OUTPUT IN RED |

## VIBRATION LEVEL IMPACT

| | | |
|---|---|---|
| Project: | 18-0225 13001 Lambert Street Car Wash | Date: 1/23/19 |
| Source: | Vibratory Roller | |
| Scenario: | Unmitigated | |
| Location: | Project Site - northern property line | |
| Address: | | |

PPV = PPVref(25/D)^n (in/sec)

### DATA INPUT

| | | | |
|---|---|---|---|
| Equipment = Type | 1 | Vibratory Roller | INPUT SECTION IN BLUE |
| PPVref = | 0.21 | Reference PPV (in/sec) at 25 ft. | |
| D = | 10.00 | Distance from Equipment to Receiver (ft) | |
| n = | 1.10 | Vibration attenuation rate through the ground | |

Note: Based on reference equations from Vibration Guidance Manual, California Department of Transportation, 2006, pgs 38-43.

### DATA OUT RESULTS

| | | | |
|---|---|---|---|
| PPV = | **0.575** | IN/SEC | OUTPUT IN RED |

## VIBRATION LEVEL IMPACT

| | | |
|---|---|---|
| Project: | 18-0225 13001 Lambert Street Car Wash | Date: 1/23/19 |
| Source: | Vibratory Roller | |
| Scenario: | Unmitigated | |
| Location: | Project Site | |
| Address: | | |

PPV = PPVref(25/D)^n (in/sec)

### DATA INPUT

| | | | |
|---|---|---|---|
| Equipment = Type | 1 | Vibratory Roller | INPUT SECTION IN BLUE |
| PPVref = | 0.21 | Reference PPV (in/sec) at 25 ft. | |
| D = | 26.00 | Distance from Equipment to Receiver (ft) | |
| n = | 1.10 | Vibration attenuation rate through the ground | |

Note: Based on reference equations from Vibration Guidance Manual, California Department of Transportation, 2006, pgs 38-43.

### DATA OUT RESULTS

| | | | |
|---|---|---|---|
| PPV = | **0.201** | IN/SEC | OUTPUT IN RED |

## VIBRATION LEVEL IMPACT

| | | |
|---|---|---|
| Project: | 18-0225 13001 Lambert Street Car Wash | Date: 1/23/19 |
| Source: | Large Bulldozer | |
| Scenario: | Unmitigated | |
| Location: | Project Site - eastern property line | |
| Address: | | |

PPV = PPVref(25/D)^n (in/sec)

### DATA INPUT

| | | | |
|---|---|---|---|
| Equipment = Type | 2 | Large Bulldozer | INPUT SECTION IN BLUE |
| PPVref = | 0.089 | Reference PPV (in/sec) at 25 ft. | |
| D = | 15.00 | Distance from Equipment to Receiver (ft) | |
| n = | 1.10 | Vibration attenuation rate through the ground | |

Note: Based on reference equations from Vibration Guidance Manual, California Department of Transportation, 2006, pgs 38-43.

### DATA OUT RESULTS

| | | | |
|---|---|---|---|
| PPV = | **0.156** | IN/SEC | OUTPUT IN RED |

## VIBRATION LEVEL IMPACT

| | | |
|---|---|---|
| Project: | 18-0225 13001 Lambert Street Car Wash | Date: 1/23/19 |
| Source: | Large Bulldozer | |
| Scenario: | Unmitigated | |
| Location: | Project Site - northern property line | |
| Address: | | |

PPV = PPVref(25/D)^n (in/sec)

### DATA INPUT

| | | | |
|---|---|---|---|
| Equipment = Type | 2 | Large Bulldozer | INPUT SECTION IN BLUE |
| PPVref = | 0.089 | Reference PPV (in/sec) at 25 ft. | |
| D = | 10.00 | Distance from Equipment to Receiver (ft) | |
| n = | 1.10 | Vibration attenuation rate through the ground | |

Note: Based on reference equations from Vibration Guidance Manual, California Department of Transportation, 2006, pgs 38-43.

### DATA OUT RESULTS

| | | | |
|---|---|---|---|
| PPV = | **0.244** | IN/SEC | OUTPUT IN RED |

## VIBRATION LEVEL IMPACT

Project: 18-0225 13001 Lambert Street Car Wash Date: 1/23/19

Source: Large Bulldozer

Scenario: Unmitigated

Location: Project Site

Address:

PPV = PPVref(25/D)^n (in/sec)

### DATA INPUT

| | | | |
|---|---|---|---|
| Equipment = Type | 2 | Large Bulldozer | INPUT SECTION IN BLUE |
| PPVref = | 0.089 | Reference PPV (in/sec) at 25 ft. | |
| D = | 12.00 | Distance from Equipment to Receiver (ft) | |
| n = | 1.10 | Vibration attenuation rate through the ground | |

Note: Based on reference equations from Vibration Guidance Manual, California Department of Transportation, 2006, pgs 38-43.

### DATA OUT RESULTS

| | | | |
|---|---|---|---|
| PPV = | **0.200** | IN/SEC | OUTPUT IN RED |




**GANDDINI GROUP, INC.**
550 Parkcenter Drive, Suite 202, Santa Ana, CA 92705
714.795.3100 | www.ganddini.com

# B & D CARWASH, INC. PARKING STUDY

City of Whittier

May 28, 2019

gandhi

Traffic Engineering ● Transportation Planning ● Parking ● Noise & Vibration
Air Quality ● Global Climate Change ● Health Risk Assessment

# B & D CARWASH, INC.
# PARKING STUDY

City of Whittier

May 28, 2019

*prepared by*
Bryan Crawford
Giancarlo Ganddini, PE, PTP




**GANDDINI GROUP INC**
550 Parkcenter Drive, Suite 202
Santa Ana, CA 92705
(714) 795-3100 | www.ganddini.com

18-0225

Your Trusted Advisors for
Transportation & Environmental Analysis

May 28, 2019

Mr. Dennis Lee
LEEDCO ENGINEERS, INC.
3870 Baldwin Avenue
El Monte, CA 91731

**Re: B & D Carwash, Inc. Parking Study**
18-0225

Dear Mr. Lee:

## INTRODUCTION

Ganddini Group, Inc. is pleased to provide this parking study for the proposed B & D Carwash, Inc. project located at 13001 Lambert Road in the City of Whittier. Figure 1 shows the project location map. The purpose of this parking study is to determine if adequate parking spaces will be provided for the proposed self-service car wash comprised of a car wash tunnel and on-site vacuum spaces. This analysis has been prepared based on our understanding of the proposed project and discussions with City of Whittier staff in relation to the requirement for this analysis.

This report summarizes our methodology, analysis, and findings. Although this is a technical report, effort has been made to write the report clearly and concisely. A glossary is provided within Appendix A to assist the reader with terms related to parking and transportation planning.

## PROJECT DESCRIPTION

The project site is proposing to provide 19 on-site vacuum parking spaces as shown on Figure 2. Parking spaces number 9 and 10 are for employees, while parking spaces 2 to 8 and 11 to 19 are for regular patrons. Parking space 1 is reserved for handicapped patrons only. The loading area is located at the eastern terminus of the parking area between the two rows of vacuum stalls. The loading stalls shall be marked as "Loading/Unloading Only Allowed Before Building Operation Hours" to preclude any potential conflict between customers using the vacuum stalls and loading/unloading of goods.

## MUNICIPAL CODE OFF-STREET PARKING REQUIREMENTS

The City of Whittier Municipal Code does not contain off-street parking requirements specific to self-service car wash facilities (see Appendix B). A review of off-street parking requirements for surrounding Cities was performed in an attempt to identify and compare other jurisdictional requirements; however, none of the neighboring jurisdictions' municipal codes reviewed contained off-street parking requirements specific to self-service car wash facilities.

Mr. Dennis Lee
LEEDCO ENGINEERS, INC.
May 28, 2019

## PARKING SURVEY LOCATIONS

To determine the recommended number of parking spaces needed for the proposed project, the number of parking spaces provided at similar existing self-serve car wash facilities were reviewed. Similar self-service car wash facilities were identified and selected for inclusion in this analysis based on the following criteria:

- Similar layout, design, and operations to the proposed project.
- Located in the same general geographic area as project site (south Los Angeles/north Orange County).
- Provide a dedicated car wash tunnel.
- Provide on-site parking spaces for vacuuming.

The following ten (10) similar self-serve car wash facilities were selected for inclusion in this analysis based on the above criteria:

- 5 n' Go Express Wash (13410 Leffingwell Road, Whittier, CA 90605)
- Tsunami Express (13200 Rosecrans Avenue, Norwalk, CA 90650)
- Fast 5 Express (285 East Orangethorpe Avenue, Fullerton CA 92832)
- Fast 5 Express (8629 Whittier Boulevard, Pico Rivera, CA 90660)
- Drive Thru Express Carwash (590 North Magnolia Avenue, Anaheim, CA 92801)
- Tommy's Express Car Wash (520 Euclid Street, Fullerton, CA 92832)
- LGB Express Car Wash (4141 Whittier Street, Long Beach, CA 90815)
- Five Star Express Car Wash (12245 East Carson Street, Hawaiian Gardens, CA 90716)
- Cruizers Express Car Wash (1725 South Brookhurst Street, Anaheim, CA 92804)
- H2Go Express Car Wash (6491 Westminster Boulevard, Westminster, CA 92683)

Figures 3 to 12 show aerial photographs for the similar self-serve car wash facilities reviewed in this analysis.

## PARKING SURVEY FINDINGS

Table 1 shows a summary of the car wash name, location, number of vacuum parking spaces, number of general use parking spaces, total parking spaces, and average number of parking spaces for these ten locations. As shown in Table 1, the 5 n' Go Express Wash provides the highest number of parking spaces with a total of 25 parking spaces (all for vacuum use). LGB Express Car Wash provides the least number of parking spaces with a total of 14 parking spaces (all for vacuum use). Only three of the ten facilities provide general use parking spaces and the other seven facilities provide only vacuum parking spaces.

The similar self-serve car wash facilities surveyed provide an average of 17.3 (say 17) vacuum parking spaces and 1.5 (say 2) general use parking spaces, for a total of 18.8 parking spaces (say 19).

## RECOMMENDED PARKING FOR PROPOSED PROJECT

Based on the average number of parking spaces provided at the similar self-service car wash facilities surveyed (approximately 19 parking spaces), the recommended number of parking spaces for the proposed project is 19 parking spaces.

Therefore, the project is anticipated to provide adequate off-street parking (19 vacuum parking spaces) based on the average number of parking spaces provided at similar car wash facilities in the region.

Mr. Dennis Lee
LEEDCO ENGINEERS, INC.
May 28, 2019

## KEY FINDINGS

1. The City of Whittier and neighboring jurisdictions' Municipal Codes do not contain off-street parking requirements specific to self-service car wash facilities.

2. To determine the recommended number of parking spaces needed for the proposed project, the number of parking spaces provided at similar existing self-serve car wash facilities were reviewed.

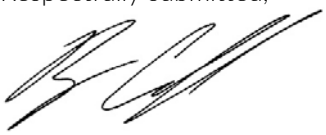
3. Based on the average number of parking spaces provided at the similar self-service car wash facilities surveyed (approximately 19 parking spaces), the recommended number of parking spaces for the proposed project is 19 parking spaces.

4. The project is anticipated to provide adequate off-street parking (19 vacuum parking spaces) based on the average number of parking spaces provided at similar car wash facilities in the region.

## CLOSING

It has been a pleasure to service this project. Should you have any questions or if we can be of further assistance, please do not hesitate to call at (714) 795-3100.

Respectfully submitted,





Bryan Crawford
Senior Transportation Planner

Giancarlo Ganddini, PE, PTP
Principal

**Table 1**
**Similar Car Wash Locations and Parking Spaces Provided**

| Car Wash | Address | Vacuum Parking Spaces | General Use Parking Spaces | Total Parking Spaces |
|---|---|---|---|---|
| 5 n' Go Express Wash | 13410 Leffingwell Road, Whittier, CA 90605 | 25 | 0 | 25 |
| Tsunami Express | 13200 Rosecrans Avenue, Norwalk, CA 90650 | 11 | 4 | 15 |
| Fast 5 Express | 285 East Orangethorpe Avenue, Fullerton CA 92832 | 20 | 0 | 20 |
| Fast 5 Express | 8629 Whittier Boulevard, Pico Rivera, CA 90660 | 16 | 5 | 21 |
| Drive Thru Express Carwash | 590 North Magnolia Avenue, Anaheim, CA 92801 | 16 | 0 | 16 |
| Tommy's Express Car Wash | 520 Euclid Street, Fullerton, CA 92832 | 16 | 0 | 16 |
| LGB Express Car Wash | 4141 Whittier Street, Long Beach, CA 90815 | 14 | 0 | 14 |
| Five Star Express Car Wash | 12245 East Carson Street, Hawaiian Gardens, CA 90716 | 17 | 6 | 23 |
| Cruizers Express Car Wash | 1725 South Brookhurst St, Anaheim, CA 92804 | 15 | 0 | 15 |
| H2Go Express Car Wash | 6491 Westminster Boulevard, Westminster, CA 92683 | 23 | 0 | 23 |
| Average Parking Spaces Provided | | **17.3 (say 17)** | **1.5 (say 2)** | **18.8 (say 19)** |




**Figure 1**
**Project Location Map**

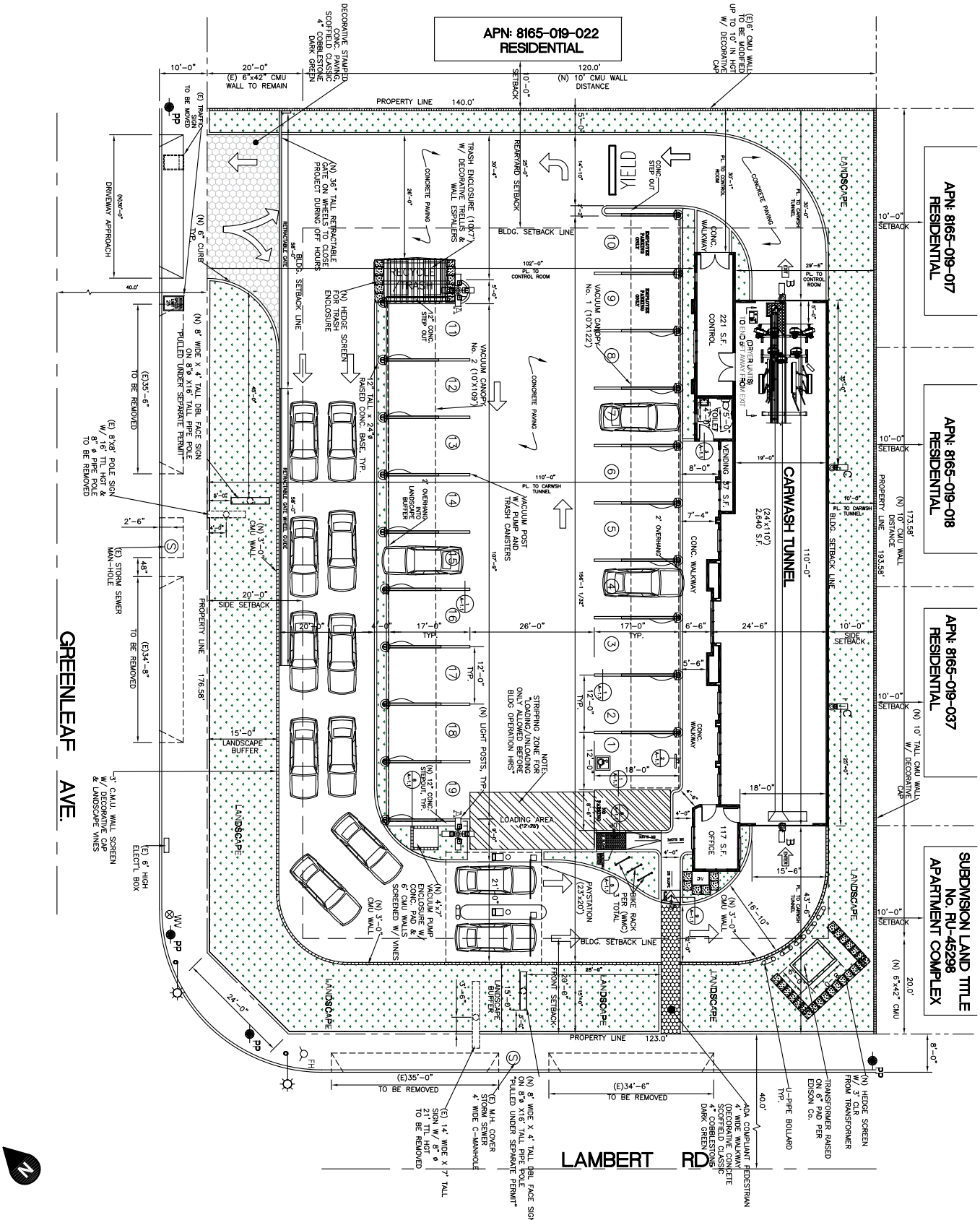



**Figure 2**
**Site Plan**




**Figure 3**
**5 n' Go Express Wash Site**




**Figure 4**
**Tsunami Express Car Wash Site**




**Figure 5**
**Five & Drive Express Wash Site**

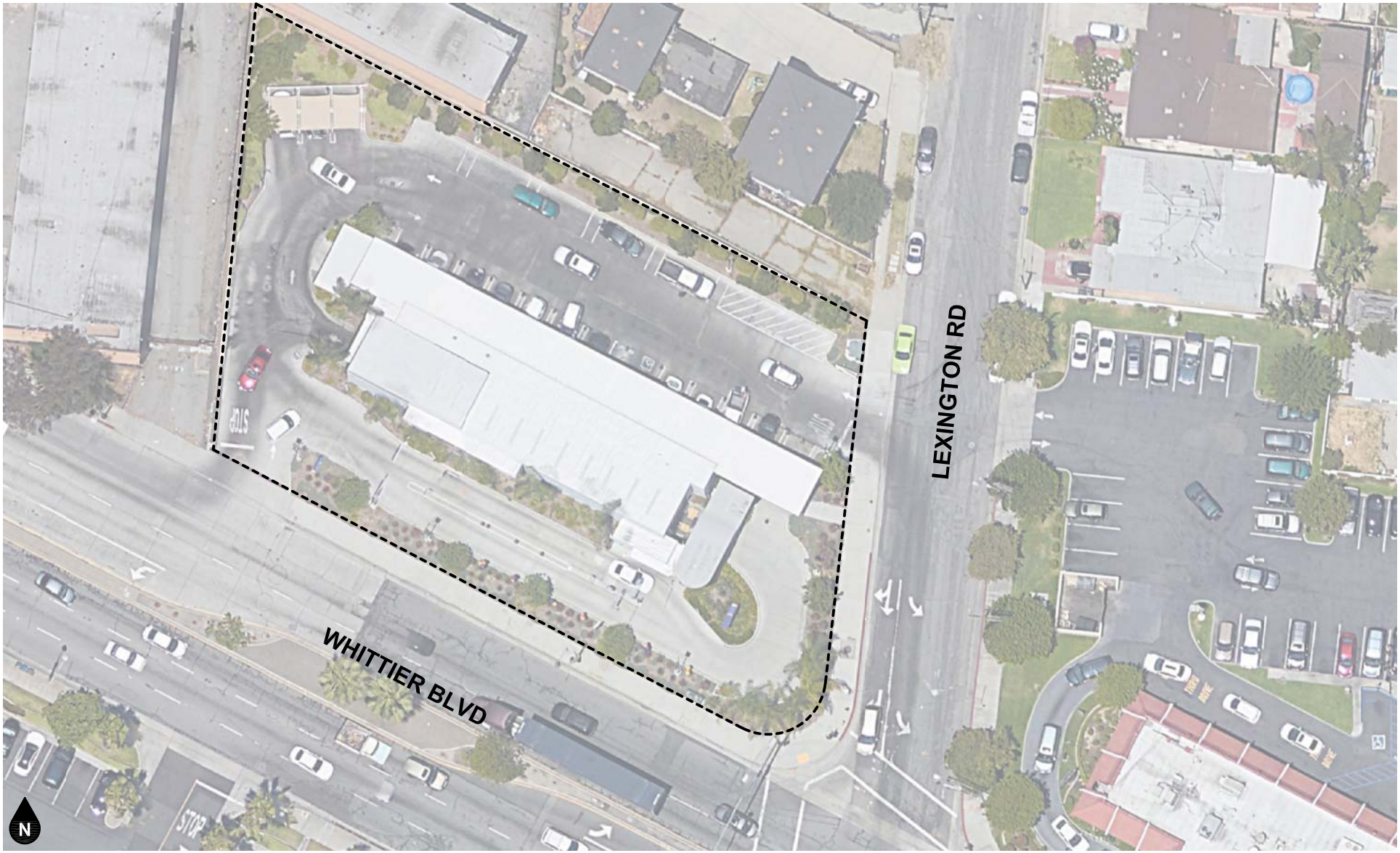



**Figure 6**
**Fast 5 Express Car Wash Site (Pico Rivera)**

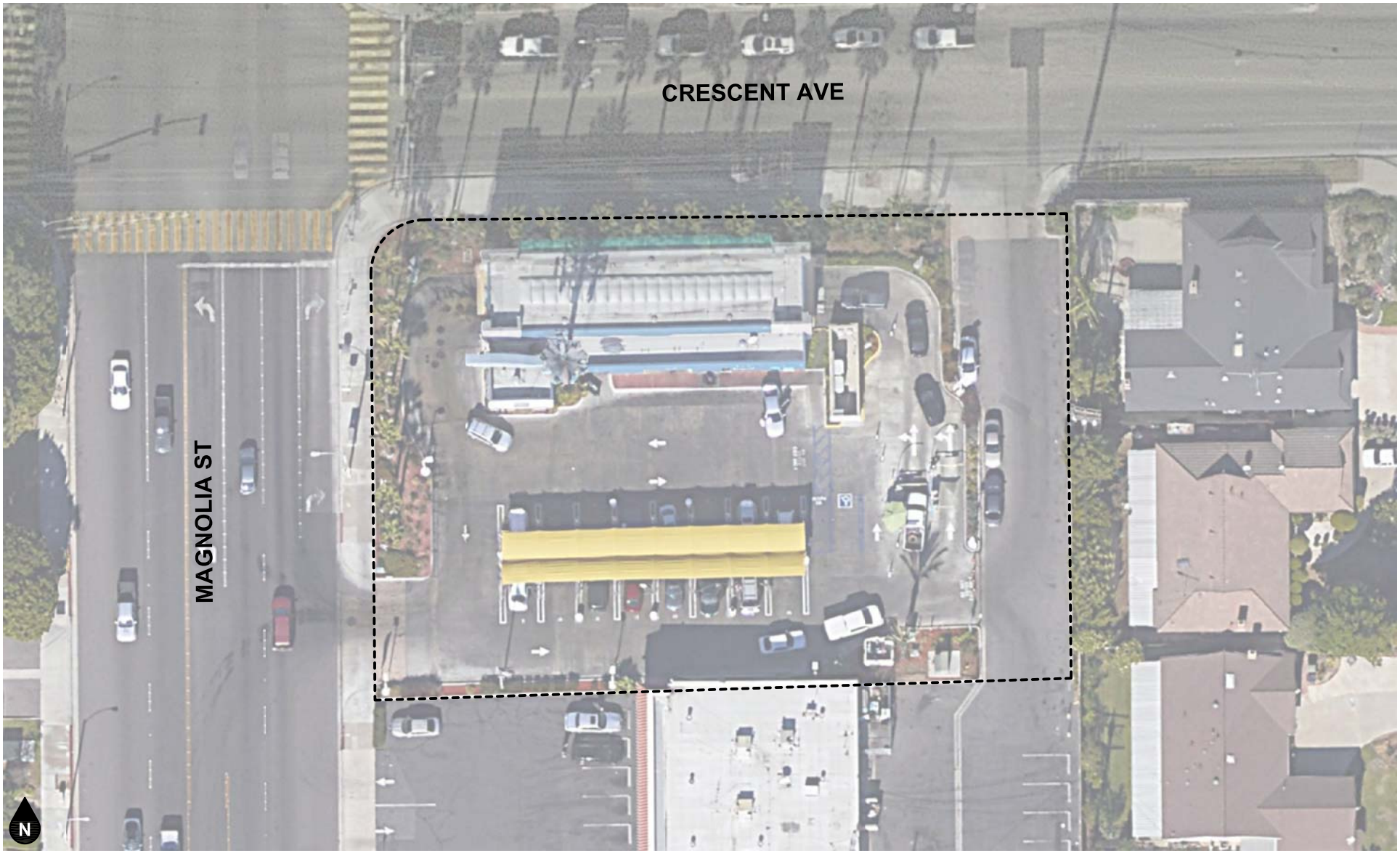



**Figure 7**
**Drive Thru Express Carwash Site**

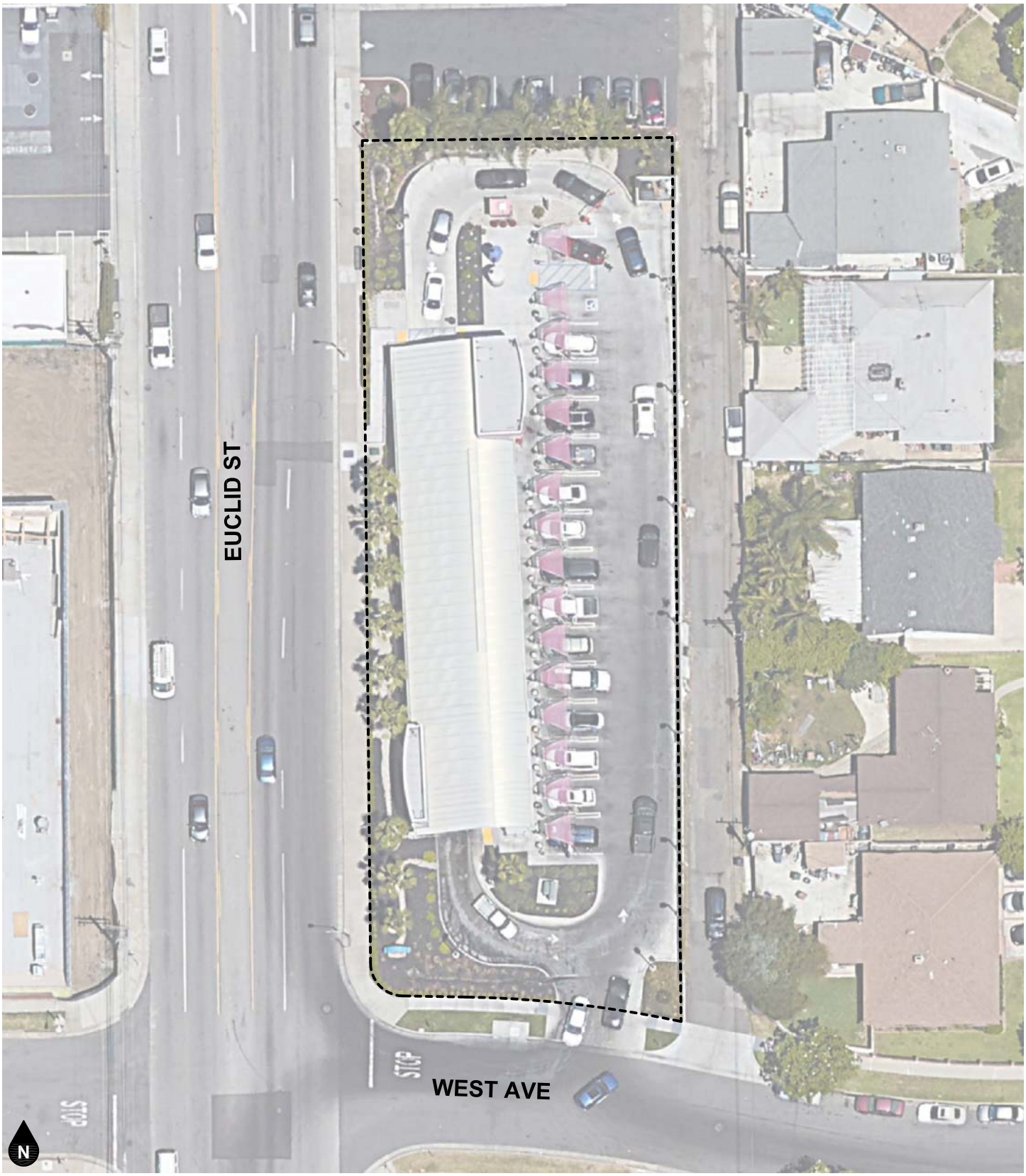



**Figure 8**
**Tommy's Express Car Wash Site**




**Figure 9**
**LGB Express Car Wash Site**




**Figure 10**
**Five Star Express Car Wash Site**




**Figure 11**
**Cruizers Express Car Wash Site**

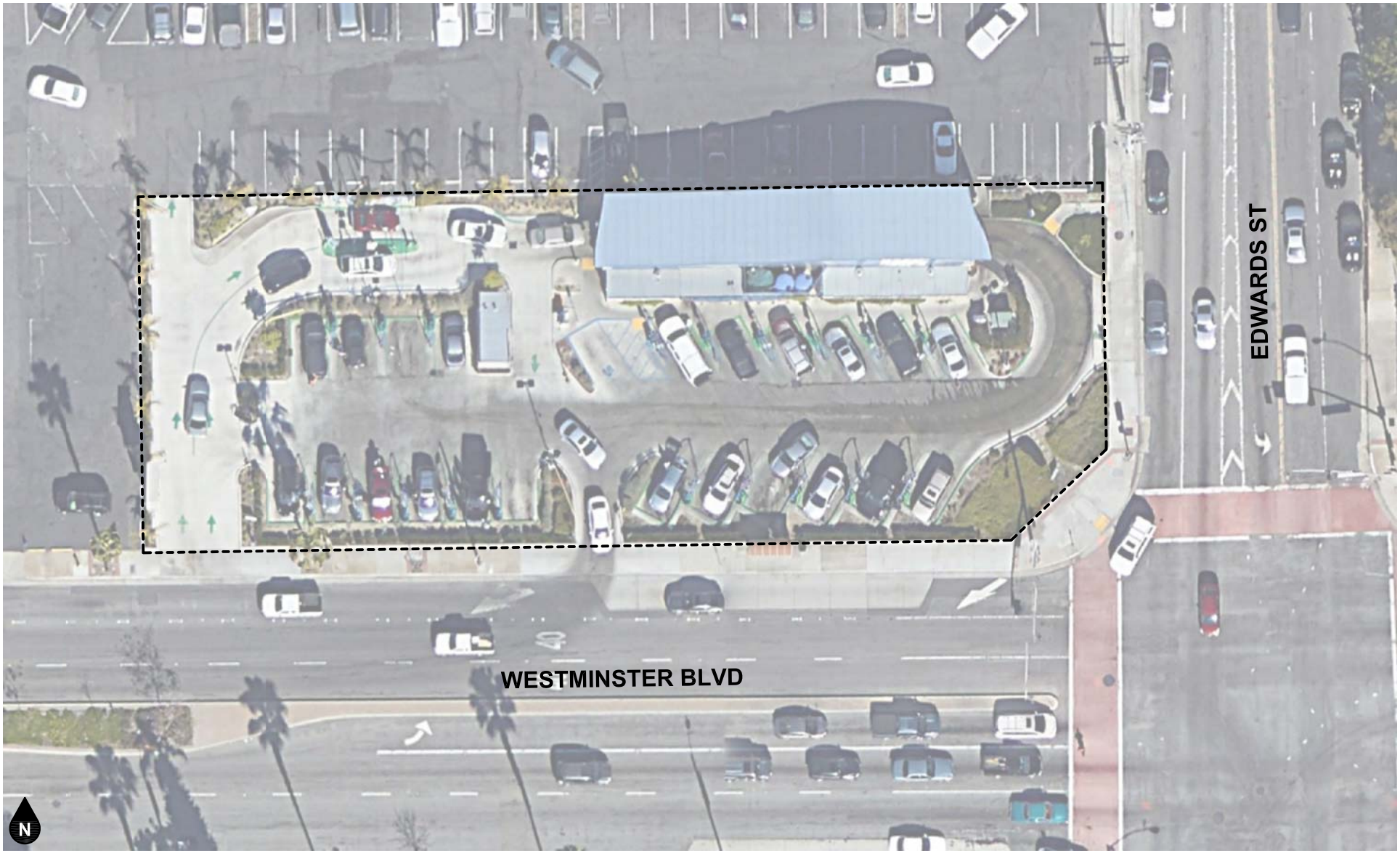



**Figure 12**
**H2Go Express Car Wash Site**

# APPENDICES

Appendix A: Glossary

Appendix B: City of Whittier Parking Code Requirements

# APPENDIX A

# GLOSSARY

## COMMON ABBREVIATIONS

| | |
|---|---|
| AC: | Acres |
| ADT: | Average Daily Traffic |
| DU: | Dwelling Unit |
| GFA: | Gross Floor Area |
| ITE: | Institute of Transportation Engineers |
| TSF: | Thousand Square Feet |
| ULI: | Urban Land Institute |

## TERMS

**CARPORT:** A covered structure offering limited protection to vehicles from sun, rain, and snow. Unlike a garage, a carport is not fully enclosed and will typically have one or two walls.

**DRIVEWAY:** Generally refers to refers to the curb cut and apron of pavement providing access between a roadway and adjacent property. May also refer to a short private road in front of a house or garage.

**GARAGE:** A building or shed used for storing vehicles. In a residential context, it is often fully enclosed and may be attached to or detached from a residential building. In a commercial context, it is more commonly referred to as a parking garage or parking structure and may be multi-level, above or below ground.

**GATED ACCESS:** A point of entry and exit controlled by a gate. Common controls include sliding gates and/or gate arms and may be supplemented with a keypad/intercom station, cashier, or security booth.

**GROSS FLOOR AREA (GFA):** The sum of the horizontal areas of each floor of a building, measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings. Excludes roofed but non-enclosed areas such as exterior walkways, porches, stairways and areas dedicated for vehicular parking/circulation.

**LAND USE:** Defines the activities or primary purpose of a designated area of land, or the way it is being used in a human context. While generally accepted definitions have been developed in the field of land use planning, formal definitions are specified in the general plan and zoning codes of cities and counties.

**OFF-SITE PARKING FACILITIES:** Any parking lot, area, or structure for the storage of motor vehicles that is not located on the site which it serves.

**PARKING AGREEMENT:** An agreement between two or more property owners that defines the terms of utilizing a parking facility. Typically, a parking agreement is a legally binding document that must be approved by the City, and recorded with the County Recorder's Office.

**PARKING CODE:** Development standards related to the provision of off-street parking facilities, such as the location, dimensions, and number of parking spaces required, for a specified land use. The number of parking spaces required per code is typically determined by a ratio of parking spaces per quantity of land use (e.g., 1 stall per 250 square feet).

**PARKING DEMAND:** The demand for parking spaces associated with a particular land use or mix of land uses.

**PARKING SUPPLY:** The number of parking spaces provided.

**PARKING LOT:** An area of land designated for the parking of vehicles, typically paved with pavement markings for each parking space in urban/suburban areas.

**PARKING MANAGEMENT PLAN:** A planning tool consisting of management strategies to better utilize the available parking supply.

**PARKING SPACE:** Typically refers to a paved area with pavement markings designating the area for parking of a vehicle. In a temporary or unpaved area, a parking space may be designated by traffic cones, ropes, or other means of designating an area for parking of a vehicle.

**PARKING STRUCTURE:** A building specifically for parking which is generally multiple stories and may or may not have gated access.

**SHARED PARKING:** The development and use of parking areas for joint use by more than one business or land use. Specific treatment for the calculation of shared uses have been developed by the Urban Land Institute (ULI).

**SURFACE PARKING:** Ground level parking that is not located within a parking structure (see also *Parking Lot*).

**TANDEM PARKING:** A set of parking spaces that is two (or more) cars deep, allowing one car to be parked behind another.

**TRANSPORTATION DEMAND MANAGEMENT:** A planning tool consisting of management strategies intended to reduce the number of peak period vehicle trips generated by a development. Often includes strategies to promote alternative modes of transportation (i.e., walking, bicycling, public transit, ridesharing, etc).

# APPENDIX B

# CITY OF WHITTIER PARKING CODE REQUIREMENTS

Chapter 18.48 - OFF-STREET PARKING

**Sections:**

18.48.010 - Facilities required.

1. Off-street parking facilities for automobiles and vehicular loading spaces shall be deemed to be accessory uses in each zone established pursuant to this chapter. Every use permitted in each zone shall be provided with permanently maintained off-street parking facilities and vehicular loading spaces, in accordance with the provisions of this chapter.
2. Off-street parking facilities including, but not limited to, all: landscaping, irrigation, paved surfaces, striping, signage, pavement markings, etc. contained therein shall be maintained in good condition and repair at all times.

(Ord. 2865 § 2, 2005: prior code § 9340)

18.48.020 - Schedule of parking requirements.

1. Required on-site parking for each parcel shall be based on each on-site land-use conducted on the parcel.
2. The off-street parking spaces required for each use permitted by this title shall not be less than the following, provided that any fractional parking space shall be computed as a whole:

**Off-Street Parking Schedule**

| Land Use Classification | Parking Requirements |
|---|---|
| 1. Residential | (Spaces/net floor area) |
| A. Residential Zones R-E and R-1 | Four parking spaces for each unit. Off-street parking facilities shall provide a minimum of two non-tandem parking spaces within an enclosed garage. Additional on-site parking spaces may be developed in tandem on the property. |
| 1. Accessory living areas | One parking space, if the accessory living area includes any bathing facilities. |
| 2. Secondary dwelling units in the R-E and R-1 zones | One tandem or non-tandem parking space that is either covered or uncovered when the second unit is 1,200 square feet or less. No additional curb cuts are permitted for a secondary unit unless approved by the Director of Public Works. |
| | For secondary dwelling units that are over 1,200 square feet and built on a lot that is 20,000 square feet and greater, a minimum of two covered, non-tandem, on-site parking spaces shall be provided for the second unit. |
| B. Multi-Family Residential | 1. Covered Parking. Parking shall be provided within an enclosed garage, covered parking stall or parking structure. Required parking shall be provided as follows: 2.0/Studio or one bedroom unit, 2.0/Two bedroom unit, 2.25/Three |

| | |
|---|---|
| (rental and ownership units) | or more bedrooms; plus 1 guest space/4 units. |
| | Each ownership unit shall be provided with a minimum of two spaces located within a separate enclosed garage or within a parking structure and shall be included as part of each unit's ownership. |
| | 2. Garages. Each of the two required parking spaces for each ownership unit shall be located in a parking structure or within a two car garage, which shall be provided with an automatic garage door opener. Additional parking in excess of two spaces per unit may be within a parking structure, carport or enclosed garage that may be leased/rented to residents by the project owner or homeowner's association or be designated as additional uncovered guest parking. |
| | 3. Guest Parking. Guest parking shall be provided as follows: One space for each three units when the development consists of up to 9 units.<br>One space for each four units when the development consists of 10 or more units.<br>All guest parking spaces shall be clearly marked and maintained for guests only. In addition, no guest parking spaces shall be located within a private garage, but may be located within an above and/or below ground parking structure that serves the on-site parking needs of the development. The location of guest parking spaces, which are not visible from the public right-of-way, must be directed by signs and dispersed throughout the site. Guest parking within a gated community shall be located behind a secured gate and be accessible via a phone access system or manned guard gate unless specifically approved by the approval authority when it can be found that such guest parking located outside the gated area is: |
| | a. Conveniently located to all units in the project; |
| | b. Oriented in a manner that will be properly maintained; and |
| | c. Visible to arriving guests and adequately screened from adjoining public streets. |
| | 4. Substandard Roadways. Projects with ownership and nonownership units which are served by streets with roadway widths which are insufficient for providing on-street parking or where such parking is restricted or prohibited shall permanently provide and maintain additional off-street parking spaces at a ratio of one space for each thirty lineal feet, or fraction thereof, of curbed street where parking is prohibited. In no case shall such additional off-street parking, including guest spaces per subsection (B)(3) of this section, need not |

| | |
|---|---|
| | exceed one open parking space per ownership and nonownership unit. |
| | 5. Distance Between Garages. The minimum distance between garages facing one another or between a garage and a building or wall shall be twenty-eight feet. |
| C. Senior Citizen Ownership and Non-Ownership apartments and condominiums | The number of required on-site parking spaces shall be determined by the approval authority, based on a traffic study conducted by a California licensed traffic engineer but no less than .75 spaces per unit. |
| D. Clubs, fraternity, sorority, and boarding houses | 1 space/each sleeping room or 1 space/bed, whichever is greater. |
| E. Congregate and assisted living facilities | The number of required on-site parking spaces shall be determined by the approval authority, based on a traffic study conducted by a California licensed traffic engineer. |
| 2. Non-Residential | (Spaces/net floor area or seats) |
| A. General Retail | 1/250 s.f. |
| B. Restaurant | 1/3.5 seats plus 1/40 s.f. for restaurant assembly space consisting of: banquet rooms, customer waiting rooms and ordering areas. |
| C. Fast Food, including Drive-thru | Same as "Restaurant." |
| D. General Office | 1/300 s.f. |
| E. Medical or Dental Office | 1/200 s.f. |
| F. Banks, savings and | 1/300 s.f. |

| | |
|---|---|
| loans | |
| G. Assembly uses—includes theaters, churches, etc. | 1/3 seats and 1/100 s.f. of area devoted to assembly purposes without fixed seats such as banquet, waiting, and reception rooms. |
| | Parking shall be based upon all activities occurring and portions of building in use at any one time on the site; or as determined by a parking demand study prepared by a California licensed traffic engineer and approved by the applicable approval authority. |
| H. Clubs and Lodges | Same as "Assembly" uses. |
| I. Commercial Recreation | 1/100 s.f. or per a parking demand study prepared by a California licensed traffic engineer and approved by the applicable approval authority. |
| J. Trade, Business, Vocational, and Traffic Schools | 1/50 square feet; or 1/3.3 seats, whichever is greater. |
| K. Health and Exercise Clubs | 1/100 s.f. or per a parking demand study prepared by a California licensed traffic engineer and approved by the applicable approval authority. |
| L. Self-Storage Facilities | 1/100 storage units, plus 1/250 s.f. of retail sales, plus 1/300 s.f. of office. |
| M. Warehouse Facilities | 1/1,500 s.f. |
| N. Industrial Zones | 1/500 s.f. or ½ employees, whichever is greater. |
| O. Catering and Delivery Vehicles | One on-site space for each catering or delivery vehicle parked on-site, in addition to the required on-site parking for the business it is associated with. Also see WMC Section 18.52.030(H). |
| P. Uses for which a conditional use permit is required and no reference | The number of required on-site parking spaces shall be determined by the approval authority, based on a traffic study conducted by a California licensed traffic engineer. |

| | |
|---|---|
| to required on-site parking is made within this chapter. | |

| |
|---|
| 3. Unique circumstances or required on-site parking for any land use not specifically included in this parking ordinance shall be determined by a parking study conducted by a California licensed traffic engineer. The approval authority shall have the ability to accept, reject or modify the parking study recommendations, upon consultation with the city traffic engineer. |
| 4. Non-residential uses that cannot provide their required number of on-site parking spaces within a shared parking lot may submit a parking study, prepared by a California licensed traffic engineer, to justify that the reduced on-site parking for the use will not adversely impact the overall demand for on-site parking within the shared parking lot. The approval authority shall have the ability to accept, reject or modify the recommended number of on-site parking spaces, upon consultation with the city traffic engineer. |
| 5. Parking standards for developments located within the Uptown Whittier Specific Plan area shall be as set forth in the specific plan, unless specified otherwise therein. |
| 6. The number of disabled on-site parking stalls for all developments within the city of Whittier shall be determined based on Title 24 of the California Code of Regulations, as related to access by the disabled. |

(Ord. 2899 § 1, 2007: Ord. 2887 § 3, 2007: Ord. 2865 § 3, 2005: Ord. 2787 § 2, 2001; Ord. 2748 §§ 26—30, 1999; Ord. 2518 § 7 (part), 1990; Ord. 2515 § 3 (part), 1990; Ord. 2423 § 11, 1987; Ord. 2411 §§ 4, 5, 1987; prior code § 9341)

(Ord. No. 2938, § 3, 10-27-09; Ord. No. 2950, § 2, 2-23-10)

18.48.030 - Mixed occupancy requirements.

In the case of mixed uses in a building or on a lot, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other, except as specified in this chapter for joint use.

(Prior code § 9342)

18.48.040 - Joint uses authorized when.

The director, upon application by the owner or lessee of any property, shall authorize the joint use of parking facilities by the following uses or activities under the conditions specified in this chapter:

A. The parking facilities required by this chapter for a use which is nonresidential and is primarily a daytime use may be provided by the parking facilities of a use which is primarily a nighttime and/or Sunday use and vice versa, provided such reciprocal parking shall be subject to conditions set forth in subsection B of this section.

B. Conditions Required for Joint Use.

1. The outer boundaries of the properties upon which the uses are proposed, to which the application relates, shall be located within one hundred fifty feet of each other.
2. The applicants shall show that there is no substantial conflict in the principal operating hours of the uses for which the joint use of off-street parking facilities is proposed.
3. Schools and churches may be permitted to have up to eighty percent of their required on-site parking located on an off-site parking lot, through a joint use parking agreement, subject to the approval of the director of community development.
4. Parties concerned with the joint use of off-street parking facilities shall evidence agreement for such joint use by a legal instrument approved by the city attorney as to form and content. Such instrument, when approved, shall be recorded in the office of the county recorder and copies thereof filed with the community development department.

(Ord. 2865 §§ 4—5, 2005; prior code § 9343)

18.48.050 - Plan required.

The plans for any proposed parking area shall be submitted to the department of building and safety at the time of the application for the building permit for the building for which such parking facilities are necessary. The plans shall clearly indicate the proposed development, including location, size, shape, designs, curb cuts, lighting, landscaping and other features and appurtenances of the proposed parking lot.

(Prior code § 9344)

18.48.060 - Loading spaces.

All uses located in non-residential zones, except for office uses, shall have and maintain vehicular loading spaces and areas as follows:

A. For non-residential developments in centers which are on sites of less than one acre in size each loading space shall be a minimum of twelve feet in width and twenty-five feet in depth. For all other developments, each required loading space shall be a minimum of twelve feet in width and a minimum of forty feet in length. All loading spaces shall have an unobstructed vertical clearance of not less than fourteen feet and all loading spaces shall be readily accessible from a street or alley.
B. The minimum loading areas which shall be provided for each C and M use shall be as follows:
    1. Not less than two hundred fifty square feet where the net floor area of all buildings on the lot is not more than twenty thousand square feet;
    2. Not less than five hundred square feet where the net floor area of all buildings on the lot is more than twenty thousand square feet and not more than fifty thousand square feet;
    3. Not less than seven hundred fifty square feet where the net floor area of all buildings on the lot exceeds fifty thousand square feet.

(Ord. 2865 §§ 6—7, 2005; Ord. 2515 § 3, 1990; prior code § 9345)

18.48.070 - Improvement and maintenance.

A. Size. Each off-street parking space shall have open and unobstructed dimensions as follows:
    1. Non-Residential. Full-size parking spaces shall have a depth of not less than nineteen feet and a width of not less than nine feet;
    2. Residential. Full-sized parking spaces shall have a depth of not less than twenty feet and a width of not less than ten feet. The parking space dimensions may not include the thickness of exterior walls, support columns, interior separation walls etc. when located inside a garage, carport, or similar structure.
B. Location of Off-Site Parking Facilities. Off-street parking facilities shall be located on the same lot as the principal use served, except:

1. For any C or M use, if the same is located upon a lot classified in any C or M zone which is located within three hundred feet of the outer boundaries of the lot upon which the principal use so served is located;
2. For any joint-use parking facility allowed pursuant to Section 18.48.040.

C. Location of On-Site Parking Facilities.

1. On-site off-street parking facilities shall be located on a lot, only as follows:
   a. On any portion of any lot where a main building may be placed, except the same shall not be located within fifty feet of the front lot line on any R-2-zoned, R-3-zoned or R-4-zoned lot unless:
      i. Such facilities are located within a building which has a closable garage door for each off-street parking space located therein, or
      ii. Each such off-street parking space is oriented and screened so that the interior thereof is not directly visible from an abutting street,
   b. In required rear yard areas when there is no alley abutting such lot, and
   c. In that portion of required side yard areas on interior lots within twenty-five feet of the rear lot line or abutting the rear property line or the rear one-third of the side property line of an R-zoned lot, if such parking facilities are not within a building, and
   d. Where the turnaround or backup space for a parking space is a driveway accessing a major arterial or secondary street, such parking space shall be set back from the street right-of-way line a minimum of fifteen feet; and
   e. Where a driveway serves only one dwelling (in addition to any "secondary dwelling unit" on the premises), the required, uncovered, on-site parking (including any guest parking space(s)) may be provided on the driveway serving the dwelling unit(s) and may include up to two tandem parking spaces. Operable vehicle(s) in good repair may be parked within the front yard setback on the driveway.
2. a. Off-street parking facilities required on lots classified in the R-E, and R-1 zones shall provide a minimum of two non-tandem parking spaces within a garage. Additional on-site parking spaces may be developed in tandem on the property.
   b. Off-street parking facilities required on lots classified in the R-2 zone shall be located within a garage, except for required guest spaces.
   c. Covered, partially enclosed parking spaces for commercial uses, shall be provided with security closures, subject to approval of the proper approval authority.
3. Not less than two-thirds of the off-street parking facilities required on lots classified in zones R-3 and R-4 shall be located in garages or carports.
   a. The approval authority or the director of community development shall have the ability to permit an above or below ground covered parking structure instead of a garage or carport to shelter required parking spaces within a multi-family development when it is deemed necessary for the sole purpose of meeting the minimum required on-site density for the development.

D. Access Driveways.

1. Width. Driveways serving parking areas for less than five vehicles shall be a minimum of ten feet wide. Driveways serving parking areas for five or more vehicles shall be a minimum of twelve feet wide. Where both egress and ingress are provided on a single driveway, the minimum width shall be twenty feet. Parking areas for thirty or more vehicles shall be provided with separate driveways for ingress and egress, each of which shall be not less than twelve feet in width. In no event shall driveways cover more than thirty-three and one-third of the total lot width. "Dead end" vehicular drive aisles shall be avoided to the greatest extent possible.
   a.

Throats. Curbed entrance "throats" shall be provided to prevent stacking of vehicles in public streets at all points of vehicular ingress to non-residential developments. Parking facilities with less than three hundred on-site parking spaces shall provide a thirty linear foot "throat," as measured from the property line. Parking facilities with over three hundred on-site parking spaces shall provide a sixty linear foot "throat," as measured from the property line.

The approval authority or the director of community development may, on the basis of land use, estimated traffic generation, existing traffic volumes, vehicle delay, and accident rates have the authority to require longer "throats" upon consultation with the city traffic engineer.

b. Residential.

i. Single-Family Dwellings. Driveways serving lots with one single-family dwelling shall be a minimum of ten feet wide. The maximum width of a driveway in the front of a lot shall not exceed one-third of the width of the lot, or twenty-four feet, whichever is the lesser, provided that no such driveway serving a two-car garage located on the front of the lot shall be required to be less than twenty feet in width, within twenty feet of the face of the garage entrance.

ii. Two or More Dwellings. Driveways for projects of two or more dwelling units, serving five or less parking spaces, shall be a minimum of twelve feet wide. Driveways serving six or more parking spaces shall be a minimum of eighteen feet wide and shall not be wider than one-third of the width of the lot or twenty-four feet, whichever is the lesser.

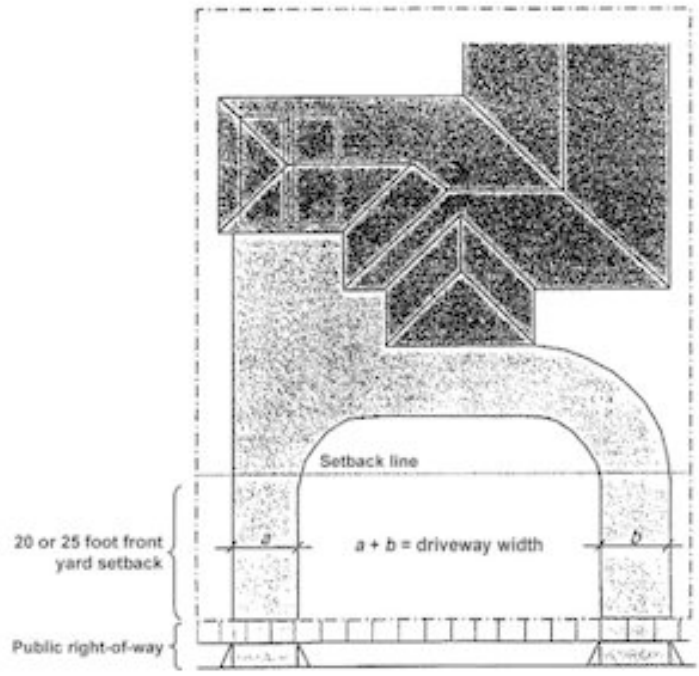
iii. Any driveway which is over one hundred feet in length shall not be less than fifteen feet in width.

iv. Walkways. Walkways from the street to the entry of a dwelling, shall not exceed an average of six feet in width within the required front yard area and the total combined width of the driveway and walkway shall not exceed forty percent of the width of the lot within the front yard and such walkways shall be separated from a driveway by a raised curb, or a landscaped area not less than three feet wide, to prevent use of the walkway for parking.

v. Circular Driveways. Circular driveways shall meet the minimum requirements illustrated below and shall be reviewed and approved by the city's public works department for all new curb cuts.

(A) Circular driveways are only permitted for lots that are a minimum of one hundred-foot wide; and

(B) The combined width of the driveways shall not exceed thirty-three percent of the lot width, or twenty-four feet, whichever is less. The minimum driveway width for R-E and R-1 zones is ten feet. The driveway(s) width shall be measured at its widest point within the front yard setback.




c. Non-residential. Two-way drive aisles that are not adjacent to on-site parking stalls shall be a minimum of twenty-six feet in width. For one-way drive aisles, the minimum width shall be fourteen feet.

d. Maximum Width. In no event shall driveways cover more than thirty-three and one-third percent of the total lot width.

2. Location. The location of access driveways shall be as follows:
   a. On properties which are served by an alley, access to parking spaces shall be from the alley, unless there are physical conditions which make it impractical to access the parking from the alley.
   b. Where there is an existing driveway from the street and the majority of the lots on the block do not have driveways from the street and new construction results in the parking being provided from an alley, such existing driveway and drive approach shall be removed and replaced with full height curb, gutter and sidewalk. The development review authority may waive this requirement where such driveway is found to be compatible with the development of adjacent properties.
   c. Driveways serving garages on the front fifty feet of a lot shall be separated from side property lines by a landscaped area not less than three feet wide;
3. Joint Use. Joint use driveways are strongly encouraged at the time of development and/or redevelopment of any commercial or manufacturing site in order to reduce the conflict to a smooth flow of traffic on major arterial, secondary highway or other roadway identified in the circulation element within the city. When joint use driveways are used they shall be located and constructed in such a manner as to provide safe and convenient access to the site. Reciprocal access, parking and maintenance agreements shall be required on forms approved by the city attorney and maintained on file with the city. Driveways on properties other than commercial and manufacturing developments, used in combination with abutting properties shall be allowed when proper easements or agreements, approved as to form by the city attorney, have been executed and filed with the city;
4. Clearance. All driveways shall be maintained with a vertical clearance of not less than twelve feet. No encroachment of any type, including but not limited to utility meters, trash receptacles, power poles, exterior plumbing or any other similar encroachment shall be permitted;
5. Parking in Driveways.
   a.

"No Parking" signs and lettering not less than two inches in height shall be placed conspicuously at the entrance to, and at intervals of not less than fifty feet along each required driveway which serves parking facilities for five or more vehicles,

b. Where a driveway serves parking facilities for five or more vehicles, no person shall park, stand or leave any vehicle in any portion of the driveway, except for the purpose of, and during the process of, loading or unloading passengers or goods;

6. Parking Access. Access driveways which serve off-street parking facilities located on any lot shall be designed and located so that a motor vehicle may leave any such space without backing into a street which is designated, for the purposes of the city's select system, as an arterial or collector street.

E. Surfacing. All off-street parking areas, including driveways and aisles, shall be paved with concrete or asphaltic concrete pavement in accordance with adopted city standards therefor. Such surfacing shall be designed, constructed and maintained so as to dispose of all surface water in accordance with city standards therefor.

F. Barricades. Each parking space shall be provided with a suitable concrete curb, timber barriers, or fencing designed to stop the movement of vehicles. Such curbing, barriers or fencing shall be securely installed and permanently maintained.

G. Screening. It is the purpose of this section to provide barriers which will partially screen parking areas from adjoining streets and protect residential areas adjacent to or across the street from parking areas. Every uncovered parking or maneuvering area which:

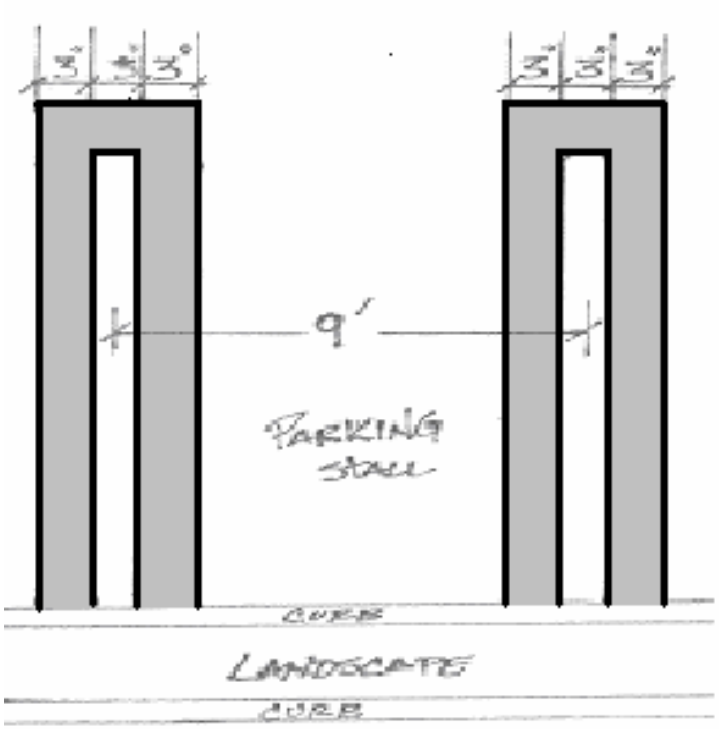
1. Is located upon a lot which has a common lot line with any R-zoned lot shall be screened therefrom by a solid, view-obscuring wall six feet in height. Any such required wall which is adjacent to the side of a front yard area on the adjoining R-zoned property shall conform to the height regulations applicable to front yard area in such R-zoned property; and

2. Is within twenty-five feet of any property line separating the area from a street; shall have and maintain an earthen berm or a decorative, view obscuring, wall or combination thereof except where approved driveways are provided, at a precise height to be determined by the director pursuant to Section 18.50.040, not to exceed a height of sixty inches or be less than twenty-four inches, measured from top of curb on the public street or parking surface, whichever is higher, subject to the review and approval of the proper approval authority.

H. Lights. Suitable lighting shall be provided so as to adequately illuminate any parking area having spaces for five or more vehicles or new or used-car sales areas permitted by this title. Such lighting shall be arranged so as to reflect the light away from adjacent properties.

I. Entrances and Exits. The location and design of all entrances and exits to streets or alleys from off-street parking facilities shall be subject to the approval of the city traffic engineer, to insure that such will result in a minimum of interference with the traffic flow on such adjacent streets and alleys.

J. Striping. All parking spaces shall be double striped in a manner clearly showing the layout of the intended parking stalls. Such striping, not less than three inches in width, shall be maintained in a clear, visible and orderly manner.



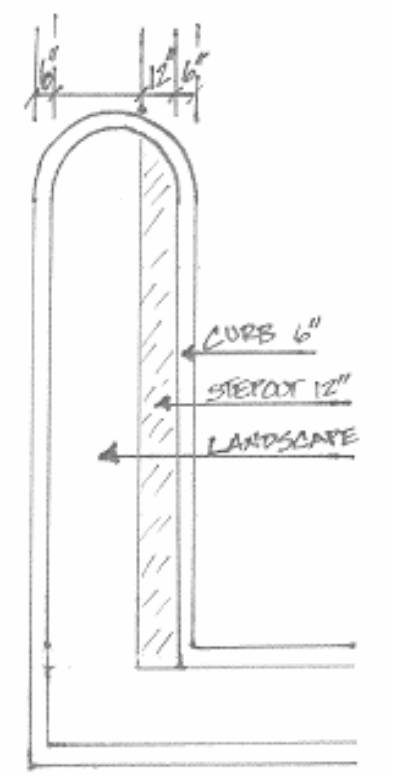

K. Signs. Where required by the city engineer for safety purposes, appropriate exit, entrance and directional signs and markings shall be installed and maintained.

L. Maintenance and Irrigation. All parking areas shall be kept clean and free of dust, mud or trash. Parking areas shall be used only for the purpose of parking vehicles. Where landscaping is provided or required within or along parking areas, an adequate irrigation system shall be provided.

M. Landscaping of Parking Areas.

1. Each parking area adjacent to a street shall be located no closer to the street than the required landscaped setback of the zone in which it is located. Said setback shall be permanently landscaped in accordance with Section 18.24.040(J);
2. All areas within a parking lot not otherwise used as parking spaces, loading or maneuvering areas shall be permanently landscaped and maintained;
3. Not less than ten percent of the total parking area, exclusive of required yards, shall be permanently landscaped and maintained in accordance with Section 18.24.040(J); and twenty-four-inch-box shade trees shall be planted within the parking rows at a ratio of one tree to every six parking spaces. The placement of said trees shall be in accordance with the city landscape guidelines.
4. All required landscaped areas shall be permanently and continuously maintained by the owner or person in the possession of such areas. Landscaped areas shall be surrounded by a minimum continuous six-inch-high solid concrete or decorative block curb;
5. All parking spaces located adjacent to an interior property line shall have a landscape setback of not less than five feet in width, except for conditions where reciprocal parking is provided in accordance with this chapter; and
6. a. All parking spaces located adjacent to a building, where there are public entrances, shall be separated therefrom by a four-foot wide sidewalk and four-foot wide landscaped area, exclusive of allowed parking space overhang.
   b. For parking spaces adjacent to building walls, which are not visible from a public street, contiguous to an R zone or do not have a public entrance, the parking space shall be separated therefrom by only a five-foot wide landscaped area;
7.

In all non-residential parking facilities, a twelve-inch wide concrete curb shall be provided within each parking lot landscape finger adjacent to a parking stall.




N. Parking Layout. Attached to this chapter as Appendix B is that document entitled "Parking Standards Chart," which contains certain charts, diagrams and standards. Parking facilities shall be constructed and maintained in accordance with the charts, diagrams and standards as set forth in Appendix B, except that the aisle width for aisles serving only small-car parking spaces may not be less than ninety degrees—twenty feet, sixty degrees—seventeen feet and forty-five degrees—thirteen feet.

(Ord. 2887 §§ 4—13, 2007; Ord. 2865 §§ 8—21, 2005; Ord. 2787, §§ 1, 3, 5 and 18, 2001; Ord. 2712 § 1(d), 1997; Ord. 2610 § 1(L—O), 1993; Ord. 2518 § 7 (part), 1990; Ord. 2515 § 3 (part), 1990; Ord. 2453 § 1, 1988; Ord. 2411 §§ 6—8, 1987; Ord. 2318 § 1(f), 1984; Ord. 2297 § 1(a—c), 1983; prior code § 9346)

(Ord. No. 2932, § 10, 8-11-09

18.48.080 - Exemption—Certain residential zone uses.

The provisions within this chapter pertaining to the number of required on-site parking spaces for the R-E and R-1 zones may be waived or modified by the planning commission when it can be demonstrated that the required on-site parking cannot be provided because of usual circumstances associated with the property due to one or more of the following findings:

A. The topography of the property cannot be sufficiently altered to accommodate the required on-site parking.
B. The property is eligible or listed on a local, state or National Historic Register or is a contributing resource within a historic district and the required on-site parking would adversely impact the historic setting or significance of the property should the required on-site parking necessitate significant grading to the property, demolition to existing or eligible on-site historic structures/resources, and/or the alteration of significant historic characteristics/features associated with the property.
C. The existing property does not comply with the city's minimum required lot size, depth and/or width and the required parking cannot be physically developed on-site without the approval of a variance.

D. The physical location of the existing primary residence and/or a secondary unit on the property does not enable the required on-site parking to be provided without the primary or secondary unit being demolished or significantly altered.

The planning commission's finding(s) shall be documented in writing and may be appealed to the city council within twenty calendar days of the date of the commission's decision. The appeal shall be filed with the appropriate fees with the city clerk.

(Ord. 2887 § 14, 2007: prior code § 9350)

18.48.090 - Exemption—Parking districts.

Lots which are included in a planned comprehensive parking district, formed under a special assessment district proceeding, shall also be exempted from the provisions of this chapter under the following circumstances:

A. The commission shall conduct a public hearing, noticed in the manner set forth in Section 18.52.090.

B. At the hearing the commission shall determine, and accordingly recommend to the council, whether or not the district should be formed, based upon its findings that:
   1. The public interest, convenience and necessity so require;
   2. The district as established will substantially comply with the purpose and intent of this title; and
   3. The exemption, if granted, will be conditioned so as to insure that the purpose and intent of the provisions of this title, including but not limited to the provisions of this chapter, are met.

C. 1. Upon receipt of a recommendation by the commission, the council shall conduct a hearing, noticed in the same manner as that held by the commission, and shall determine, based upon the standards set forth in subsection B, whether the exemption should be granted. It shall have the authority and power to grant the exemption, with conditions if necessary, so as to insure that substantial compliance is had with reference to the provisions of this title, and to insure compatibility of the physical facilities and uses. Such conditions may include, but are not limited to, a limitation upon the extent to which the construction of new buildings and structures, or the reconstruction or expansion of existing buildings or structures located on the lots included in the district, shall be permitted;
   2. Planned comprehensive parking districts created under this chapter are declared to be entitled to the exemption provided for in this section.

D. Any condition imposed upon a planned comprehensive parking district may be modified, or new conditions may be added, if the city council, after a hearing, determines that the public interest so requires.

(Prior code § 9347)

18.48.100 - Limitations on use.

A. Accessibility to Parking Spaces. Each parking space so required by this chapter shall be accessible without it being necessary to move any other vehicle except as provided within Section 18.48.070(C)(1)(e) and (C)(2)(a).

B. Parking Charge. The parking of motor vehicles shall be without monetary charge when such parking is required in conjunction with a use or uses permitted by this title, except as is expressly provided in Section 18.52.030.

C. Storage of Vehicles. The parking facilities required by this chapter shall be used only for the temporary parking of vehicles used in conjunction with the uses they serve. Such parking facilities shall not be used for any other purpose, including but not limited to, storage of vehicles.

D.

Required parking spaces in the R-2, R-3 and R-4 zones shall be utilized solely for parking of motor vehicles belonging to the tenants of the development and their guests. For the purpose of this paragraph, "required parking space" means all existing parking spaces, whether or not required at the time of construction, which do not exceed the requirements of the most recent zoning regulations.

(Ord. 2887 § 15, 2007; Ord. 2610 § 1(P), 1993; prior code § 9348)

18.48.110 - Underground parking facilities.

A. Notwithstanding any other of the provisions of this chapter relating to the location of buildings and structures on a lot, off-street parking facilities may be located in any required yard area on a lot, except a required front yard, if:
   1. The same are subterranean; and
   2. The plans for the same are approved by the city engineer to insure that there will be adequate lateral support and safe vehicular and pedestrian ingress and egress thereto.

B. "Subterranean," for the purposes of this section, means entirely below the finished grade of a lot.

(Prior code § 9349)

18.48.120 - Parking of commercial vehicles.

A. It shall be unlawful to park or store any commercial vehicle, of an unladen gross vehicle weight in excess of fourteen thousand pounds, tow trucks (including dismantlers' or repossessor's tow vehicles), trailers, or other related equipment within residential zones within the city. A limit of one commercial vehicle fourteen thousand pounds or less is allowed per residential lot or residence, whichever is less, within residential zones. The provisions of this subparagraph do not apply to passenger vehicles, pickup trucks, passenger or cargo vans, recreational vehicles or utility trailers. For additional definitions and restrictions, refer to Chapter 10.40 of the Whittier Municipal Code.

B. The provisions of this section shall not apply to any vehicle owned by the city or a public utility or licensed contractor while necessary in use in the construction, installation or repair of any public utility, or to any commercial vehicle actually being used for the pickup or for the delivery of goods, wares and merchandise, or for the delivery of materials to be used in the repair, alteration, remodeling or construction of any building.

(Ord. No. 3018, § 3, 3-25-14)

**Appendix B**

Non-Residential Parking Standards Chart

**9′ × 19′ Spaces (with 2′ overhang)** (1)

| Angle | Depth of Stall | | Aisle Width | Stall Curb Length | | Width of Parking Section | | |
|---|---|---|---|---|---|---|---|---|
| N | S | S′ | A | C | D | E | P | P′ |
| 0° | 9′ 0″ | 9′ 0″ | 12′ | 22′ | N/A | N/A | 30′ | 30′ |
| 30° | 17′ 10″ | 15′ 1″ | 12′ | 18′ 2″ | 17′ 4″ | 4′ 6″ | 49′ | 44′ 2″ |
| 35° | 18′ 10″ | 16′ 1″ | 14′ | 15′ 8″ | | | 51′ 8″ | 46′ 2″ |
| 40° | 19′ 8″ | 16′ 10″ | 14′ | 14′ 1″ | | | 53′ 4″ | 47′ 8″ |
| 45° | 20′ 6″ | 17′ 4″ | 16′ | 12′ 9″ | 14′ 2″ | 6′ 5″ | 57′ | 50′ 8″ |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 50° | 21′ 1″ | 18′ 3″ | 16′ | 11′ 8″ | | | 58′ 2″ | 52′ 6″ |
| 55° | 21′ 7″ | 19′ | 18′ | 10′ 11″ | | | 61′ 2″ | 56′ |
| 60° | 21′ 10″ | 19′ 7″ | 20″ (2) | 10′ 5″ | 10′ | 7′ 10″ | 63′ 8″ | 59′ 2″ |
| 65° | 22′ | 20′ | 21′ (2) | 9′ 11″ | | | 65′ | 61′ |
| 70° | 21′ 11″ | 20′ 4″ | 22′ (2) | 9′ 7″ | | | 65′ 10″ | 62′ 8″ |
| 75° | 21′ 8″ | 20′ 6″ | 23′ (2) | 9′ 4″ | 9′ 1″ | 8′ 8″ | 66′ 4″ | 64′ |
| 80° | 21′ 4″ | 20′ 6″ | 24′ (2) | 9′ 1″ | | | 66′ 8″ | 65′ |
| 85° | 20′ 11″ | 20′ 5″ | 25′ (3) | 9′ | | | 66′ 10″ | 65′ 10″ |
| 90° | 20′ | 20′ | 26′ (3) | 9′ (4) | N/A | 9′ | 66′ | 66′ |

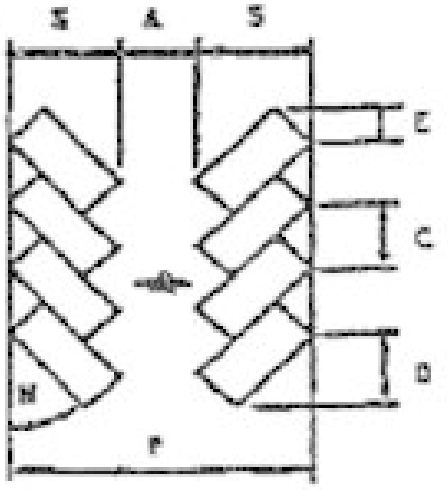
Notes:

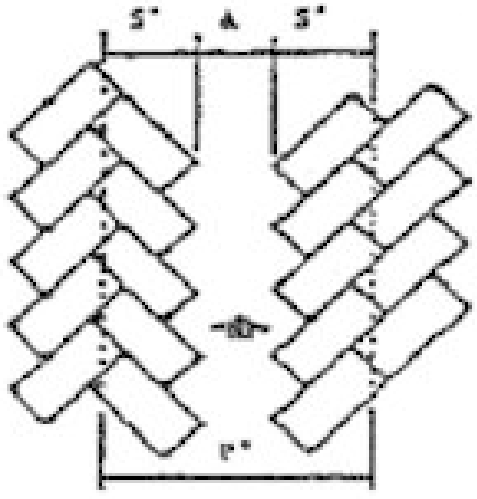
Aisle widths of twenty feet to twenty-four feet allow two-way traffic, when a turnaround is provided.

Aisle widths twenty-five feet and over allow two-way traffic.

A space, the side of which is against a building, wall, or fence must be twelve feet in width.

A two-foot vehicular overhang is permitted into a landscape planter area.




(Ord. 2887 § 16, 2007: Ord. 2865 § 22, 2005: Ord. 2787 § 10, 2001)




**GANDDINI GROUP INC**
www.ganddini.com

**ORANGE COUNTY**
550 Parkcenter Drive, Suite 202
Santa Ana, CA 92705
714 795 3100

**RIVERSIDE**
11801 Pierce Street, 2nd Floor
Riverside, CA 92505
951 710 3212

**PALO ALTO**
2100 Geng Road, Suite 210
Palo Alto, CA 94303
650 460 3400