FINAL

Hassen Development Project (Site A)
Initial Study/Mitigated Negative Declaration

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
AB	Assembly Bill
AC	Alternating Current
ACM	asbestos-containing materials
ac-ft/yr	acre-feet per year
ANSI	American National Standards Institute
APN	Assessor Parcel Number
AQMP	Air Quality Management Plan
Athens	Athens Services
bgs	below ground surface
BMP	best management practice
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
CARB	California Air Resources Board
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CGP	Construction General Permit
CH_4	methane
CHRIS	California Historical Resources Information System
CMP	congestion management program
CNEL	community noise equivalent level
CO	carbon monoxide
CO_2	carbon dioxide
CO_2e	carbon dioxide equivalent
CRHR	California Register of Historical Resources
CVUSD	Covina Valley Unified School District
dB	decibels
dBA	A-weighted decibel scale
DC	Direct Current
EAP	Energy Action Plan
ECHO	Enforcement and Compliance History Online
EIR	Environmental Impact Report
EMI	Emissions Inventory Data
EO	Executive Order
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FID	Facility Inventory Database
FINDS	Facility Index System
GHG	greenhouse gas
gpd	gallons per day
GWP	global warming potential
HAZNET	Hazardous Waste Tracking System
HCM	Highway Capacity Manual

Acronym/Abbreviation	Definition
HMS	Hazardous Materials Search
HVAC	heating, ventilation, and air conditioning
Hz	hertz
I	Interstate
ICU	Intersection Capacity Utilization
IS	Initial Study
kBtu	kilo-British Thermal Units
kV	kilovolt
kW	kilowatt
kWh	kilowatt-hours
kWh/yr	kilowatt-hours per year
JWPCP	Joint Water Pollution Control Plant
LACFD	Los Angeles County Fire Department
LACM	Natural History Museum of Los Angeles County
LACSD	Los Angeles County Sanitation District
LBP	lead-based paint
L_{dn}	day–night average noise level
Leighton	Leighton and Associates, Inc.
L_{eq}	equivalent noise level over a given period
LID	Low Impact Development
LLG	Linscott, Law, and Greenspan Engineers
L_{max}	maximum noise level
Ln	statistical sound level
LOS	level of service
LST	localized significance threshold
LUST	Leaking Underground Storage Tank
MBTA	Migratory Bird Treaty Act
mg/kg	milligrams per kilogram
MND	Mitigated Negative Declaration
MS_4	municipal separate stormwater sewer system
MT	metric tons
MWh	megawatt hour
N_2O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NO_2	nitrogen dioxide
NO_X	oxides of nitrogen
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
O_3	ozone
OEHHA	Office of Environmental Health Hazard Assessment
OPR	Governor's Office of Planning and Research
PCB	polychlorinated biphenyls
PM_{10}	particulate matter less than or equal to 10 microns in diameter
$PM_{2.5}$	particulate matter less than or equal to 2.5 microns in diameter
PRIMP	Paleontological Resources Impact Mitigation Program

Acronym/Abbreviation	Definition
RCNM	Roadway Construction Noise Model
RCRA-SQG	Resource Conservation and Recovery Act, Small Quantity Generators
REC	recognized environmental condition
RGA	Recovered Government Archive
ROW	right-of-way
RSA	Regional Statistical Area
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison
sf	square feet
SGVCOG	San Gabriel Valley Council of Government
SJCWRP	San Jose Creek Water Reclamation Plan
SLF	Sacred Lands File
SO_2	sulfur dioxide
SoCalGas	Southern California Gas Company
SO_x	sulfur oxides
SRA	Source-Receptor Area
SVP	Society of Vertebrate Paleontology
SWEEPS	Statewide Environmental Evaluation and Planning
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminants
TCSP	Town Center Specific Plan
TIS	Traffic Impact Study
TPH	total petroleum hydrocarbons
TWSC	two-way stop-controlled
UST	Underground Storage Tank
UWMP	Urban Water Management Plan
v/c	Volume-to-Capacity
WDR	waste discharge requirement
VMT	vehicle miles traveled
VOC	volatile organic compound

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Preface

The Final Initial Study/Mitigated Negative Declaration (IS/MND) is an informational document intended to disclose to the City of Covina (City) and to the public the environmental consequences of approving and implementing the Hassen Development Project (Site A) (proposed project). This document has been prepared in accordance with the California Environmental Quality Act (CEQA) as outlined below.

The Draft IS/MND for the proposed project was released for public review and comment on November 19, 2019. The public review period ended on December 18, 2019. Three comment letters were received by the City during the public review period. These comment letters and associated responses are presented in Section 5.0 of this Final IS/MND. The City has prepared a mitigation monitoring and reporting program (MMRP) pursuant to CEQA Guidelines, Section 15074(d), which requires that a lead or responsible agency adopt a mitigation monitoring plan when approving or carrying out a project when an MND identifies measures to mitigate or avoid significant environmental effects. The MMRP constitutes Section 6.0 of this Final IS/MND.

CEQA Guidelines Regarding Recirculation

Pursuant to CEQA Guidelines, Section 15073.5, the City is required to recirculate an IS/MND when the document is substantially revised after public notice of its availability but prior to its adoption. A substantial revision is identified as follows: (1) a new avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance or (2) the lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significant and new measures or revisions must be required.

The City has determined that based on CEQA Guidelines Section 15073.5, recirculation of the IS/MND prior to adoption is not required. This conclusion is based on the fact that no new, avoidable significant effects have been identified, no new mitigation measures were added, and the text of the document has not been substantially revised in a manner requiring recirculation. Following this Preface, the original text of the IS/MND is included in its entirety. No changes have been made to the text since publication of the Draft IS/MND.

Record of Proceedings

The documents and other materials that constitute the record of proceedings upon which the City's project approval is based are located at the address below:

City of Covina, Planning Division
125 East College Street
Covina, California 91723

The City's Community Development Department is the custodian of such documents and other materials that constitute the record of proceedings. The location of and custodian of the documents or other materials that constitute the record of proceedings for the proposed project is provided in compliance with CEQA Guidelines Section 15074(c).

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1 Introduction

The Hassen Development Project (Site A) (proposed project) would involve redevelopment of a 5.3-acre site in downtown Covina (project site) with a mixed-used development. The site is currently developed with vacant automotive uses and is located within the Town Center Specific Plan Area of the City of Covina. The proposed mixed-use development would have two components: a mixed-use building bounded by North Citrus Avenue and West San Bernardino Road with residential and commercial uses and a residential-only component bounded by West San Bernardino Road and North 3rd Avenue. The proposed project would involve partial abandonment of West Geneva Place, a two-way, City-owned roadway that currently divides the project site. Upon project implementation, the project site would have 161 townhomes; 13,500 square feet (sf) of retail space; 3,800 sf of restaurant space; 46,679 sf of outdoor area, and a multi-level parking garage.

1.1 California Environmental Quality Act Compliance

The City of Covina, as the lead agency for the proposed project, is responsible for preparing environmental documentation in accordance with the California Environmental Quality Act (CEQA) (Pub. Res. Code § 21000 et seq.: "CEQA") to determine if approval of the discretionary actions requested and subsequent development on the proposed project site could have a significant impact on the environment.

As provided in Public Resources Code Section 21064.5, a Mitigated Negative Declaration (MND) may be prepared for a project that is subject to CEQA when an Initial Study (IS) has identified potentially significant effects on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed Mitigated Negative Declaration and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment.

Based on the IS prepared for the proposed project, an MND has been prepared for the proposed project. The MND has been prepared in conformance with Section 15070(b) of the State CEQA Guidelines. The purpose of the MND and the IS (or, "IS/MND") is to identify any potentially significant impacts associated with the proposed project and incorporate mitigation measures into the project to eliminate the potentially significant effects of the project or to reduce the effects to a level of insignificance.

1.2 Project Location

The approximately 5.3-acre project site is comprised of three parcels, located within the City of Covina (City), Los Angeles County (County), California: Assessor Parcel Numbers (APNs) 8431-015-042, APN 8431-014-015, and APN 8431-014-008. APN 8431-015-042 is located at 137 West San Bernardino Road and is bound by North 3rd Avenue to the west, North Citrus Avenue to the east, and a small dividing alley, West Geneva Place, to the north. The remaining two parcels, APNs 8431-014-015 and 8431-014-008, lie immediately north of West Geneva Place, at 141 West Geneva Place (see Figure 1-1). The project site is located in the center of the City, within the downtown area and within the Town Center Specific Plan (TCSP).

Regional access to the project site is provided by the Interstate (I) 10, located approximately one mile south of the project site and the I-210 freeway, located approximately two miles north of the project site. Immediate access to the project site is provided via West San Bernardino Road, West Geneva Place (via North Citrus Avenue), and North 3rd Avenue. (Hereafter, these streets will be referred to as San Bernardino Road, Geneva Place, Citrus Avenue, and 3rd Avenue.) The project site is located 500 feet southwest of the Covina Metrolink Station, which provides commuter rail service into downtown Los Angeles.

1.3 Environmental Setting

General Plan and Zoning Designations

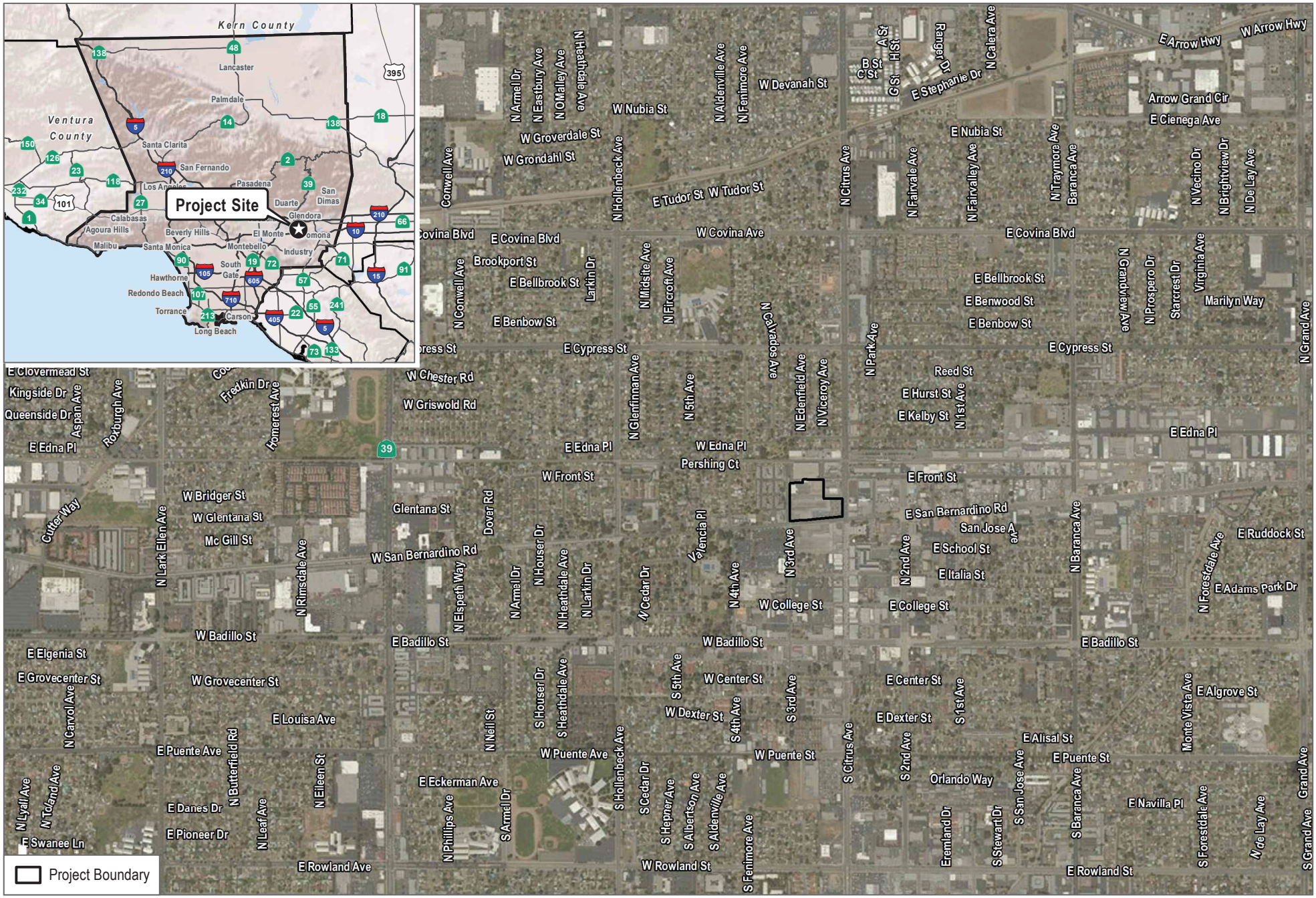
The proposed project site is designated Town Center Commercial in the City's General Plan (City of Covina 2000). The project site is located in the TCSP area and is zoned Town Center Specific Plan-4, Mixed-Use Focused Activity Area (TCSP-4) (City of Covina 2015). See Figure 1-2, which shows the zoning designations for the project site and surrounding areas. The TCSP identifies the project site as an "especially well-suited [development] opportunity site due to large areas of common ownership, and proximity to both the downtown and the Metrolink commuter transit stop" (City of Covina 2004). The TCSP establishes a maximum building height of 50 feet for new development within the planning area that comprises at least 30% residential development (City of Covina 2004).

The TCSP-4 zone does not assume any particular predominant land use; rather, it provides the opportunity to develop and redevelop property within key development opportunity areas with a mix of land uses. The TCSP-4 zoning area is intended for retail, light industrial, cultural, entertainment, and residential uses, with an emphasis of mixing of uses on properties, within buildings, and within blocks, as compatibility allows. Single-use development projects are allowed subject to City review and approval. The TCSP-4 area provides the opportunity to mix residential uses on upper floors with retail, office, or other appropriate uses at the ground level or second level for multi-story development projects and provides the opportunity to mix commercial land uses of different types. The existing land uses at the project site are considered Automotive Industrial/Dealership in the TCSP (City of Covina 2004).

Existing Site Facilities

Under existing conditions, the project site is paved and comprises two segments (referred to as the northern and southern segments for the purpose of this document) which are separated by Geneva Place (see Figure 1-3). The northern segment is developed with an abandoned automobile paint and body shop and a vehicle/equipment storage yard. The abandoned automobile paint and body shop consists of a single-story concrete block building with an interior courtyard/service bay area. The vehicle/equipment storage yard consists of a single-story, metal shed and a yard that is used to store dilapidated construction equipment. Along the eastern edge of the northern segment (but still within the project site) is a narrow alleyway providing one-way vehicular access from Geneva Place to the uses north of the project site (namely, the City's Metrolink parking structure and an auto repair business).

The southern segment of the project site is developed with car dealership buildings and surface parking lots that are generally abandoned. In the western portion is a vacant parking lot, two single-story concrete block buildings with service bays and parking areas, and a single-story car showroom building. These uses appear generally abandoned, although some of the service bays and parking areas appear to be used for equipment storage and vehicle parking. A vacant used car dealership, which includes a single-story concrete block building and surface parking lot, is located in the eastern portion of the project site.



SOURCE: County of Los Angeles; Bing Maps

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0 750 1,500 Feet

FIGURE 1-1

Project Location

Covina Hassen Development Project (Site A)

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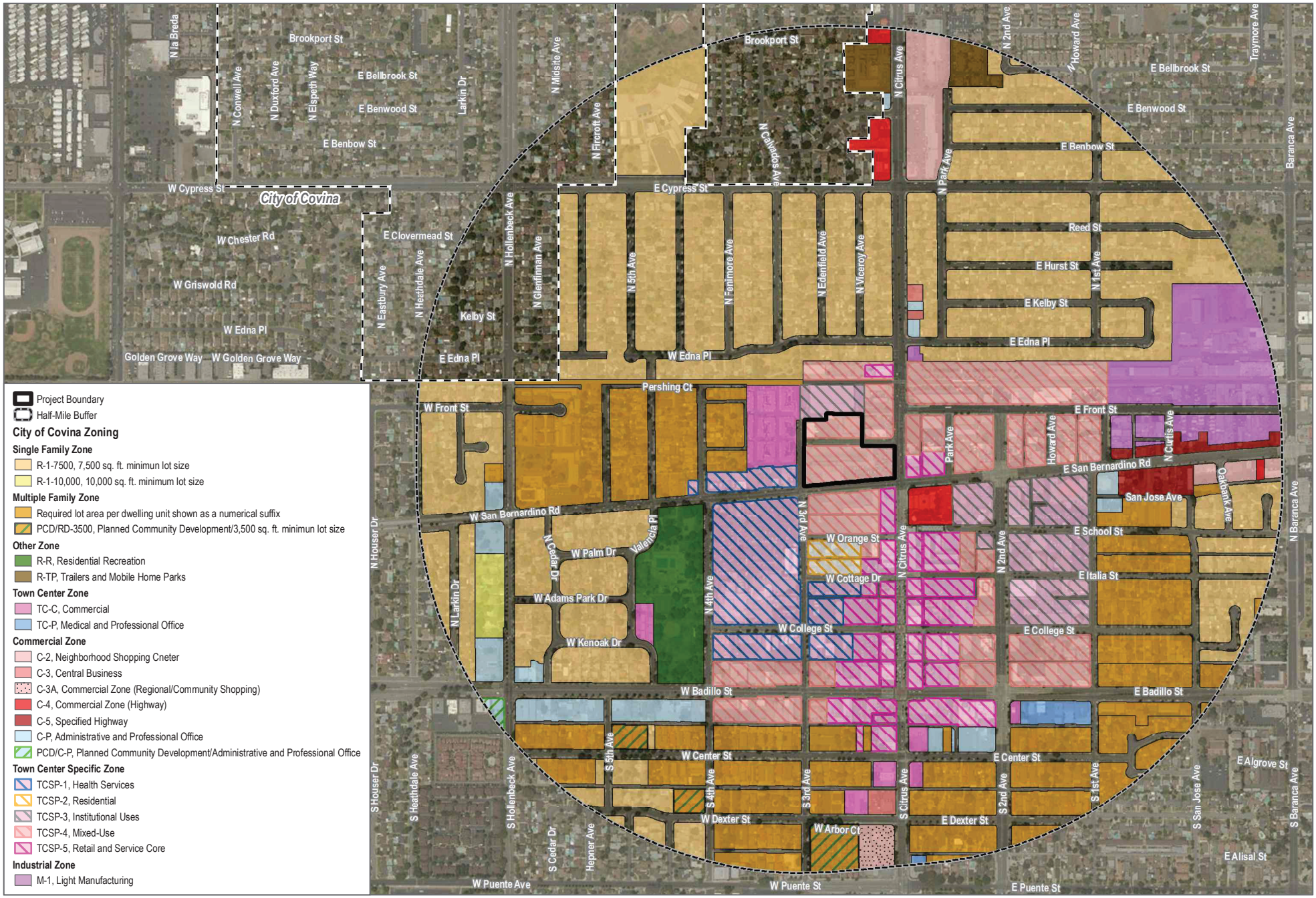

SOURCE: County of Los Angeles; Bing Maps

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0 445 890 Feet

FIGURE 1-2

Zoning

Covina Hassen Development Project (Site A)

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SOURCE: County of Los Angeles; Bing Maps

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0 150 300 Feet

FIGURE 1-3

Project Site and Surrounding Land Uses

Covina Hassen Development Project (Site A)

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The northern and southern segments of the project site are separated by Geneva Place, a two-way street that provides driveway access to both the northern and southern segments of the project site. Geneva Place is currently owned and maintained by the City. Along the southern sidewalk of Geneva Place is an aboveground 66 kilovolt (kV) transmission line supported by poles that are approximately 70 feet in height. There are four poles along the southern sidewalk of Geneva Place, extending from 3rd Avenue in the west to Citrus Avenue in the east. The 66 kV line is within a 25-foot-wide Southern California Edison easement. Along the northern Geneva Place sidewalk are seven utility poles with easements, that would remain in place.

Vegetation on the project site consists of several shrubs within a planter along the site's San Bernardino Road frontage and some foliage separating the northern segment of the site from the City's Metrolink parking structure.

Existing Site Access Points

Vehicular access to the project site is currently provided by three driveways. San Bernardino Road and 3rd Avenue provide access to the southern segment of the project site. Geneva Place, bisects the project site and connects 3rd Avenue to Citrus Avenue. Driveways off Geneva Place provide access to both the northern and southern segments of the project site. Pedestrian access is provided by existing public sidewalks, which extend along San Bernardino Road, 3rd Avenue, Citrus Avenue, and Geneva Place. Bicycle access is provided by the existing street network; however, no formal, designated on-street or off-street bicycle facilities are currently provided in proximity to the project site.

Existing Views Of and Through the Project Site

Photographs were taken from seven locations around the perimeter of the project site to show representative viewpoints of the existing conditions and surrounding land uses. Each photograph corresponds to one of the viewpoints listed below and shown in Figures 1-4(a) through 1-4(d).

Viewpoint A – Northwest View of the Project Site from across Citrus Avenue/San Bernardino Road Intersection: Viewpoint A is a view of the project site from the Citrus Avenue/San Bernardino Road intersection, looking northeast. The view shows the vacant used car dealership's primary concrete block building and a surface parking lot where for-sale vehicles were displayed at the time that the photograph was taken.

Viewpoint B – Northeast View of the Project Site from across San Bernardino Road: Viewpoint B is a view of the project site from across San Bernardino Road facing northeast. The viewpoint shows the existing vacant car showroom and a portion of the associated surface parking lot.

Viewpoint C – Southeast View of the Project Site from across Geneva Place/North 3rd Avenue Intersection: Viewpoint C is a view of the southern segment of the project site and the western entrance of Geneva Place from across 3rd Avenue. The viewpoint shows the existing paved surface lot, the concrete block buildings, and service bays within the southern segment of the project site and the western terminus of Geneva Place.

Viewpoint D – Southwest View of the Project Site and Geneva Place from across North Citrus Avenue: Viewpoint D is a view of the project site from across Citrus Avenue. The viewpoint shows the used car dealership's concrete block building and surface parking area, as well as a down-the-line view of Geneva Place, including the existing transmission lines on the south side of the street.

Viewpoint E - View of the Project Site and Geneva Place from North 3rd Avenue: Viewpoint E is a view of the northern segment of the project site from across 3rd Avenue. The viewpoint shows the western terminus of Geneva Place as well as a single-story metal building and a portion of the vehicle/equipment storage yard on the northern segment of the project site.

Viewpoint F – Southeast View of the Project Site from North 3rd Avenue: Viewpoint F is a view of the northern segment of the project site from 3rd Avenue. The viewpoint shows the existing single-story metal building in the northern segment and the vacant parking lot on the southern segment of the project site.

Viewpoint G – Northwest View of the Project Site from Geneva Place: Viewpoint G is a view of the northern segment of the project site, looking northwest from Geneva Place. The viewpoint shows the existing automobile paint and body shop, as well as a down-the-line view of Geneva Place.

Viewpoint H – Southwest View of the Project Site from Geneva Place: Viewpoint H is a view of the northeastern segment of the project site, looking southwest from Geneva Place. The viewpoint shows the vacant car dealership's concrete block building and surface parking area, as well as a down-the-line view of Geneva Place, including the existing transmission lines on the south side of the street.

Adjacent and Surrounding Land Uses

As shown in Figure 1-3, the project area is situated in an urban environment, within the vicinity of commercial and civic buildings, as well as residential neighborhoods. The City's Metrolink parking structure and an auto repair business lie immediately north of the project site and an appliance and mattress store (referred to herein as an "appliance store") is located immediately east of the northern project site segment and immediately north of the southern segment. Both the auto repair business and the appliance store have frontages on North Citrus Avenue. The vacant parcel south of the project site is currently undergoing construction of a mixed-use development consisting of 7,899 square feet of commercial space and 68 multi-family residential units. Additionally, at the northwest corner of West Orange Street and North Citrus Avenue, a separate mixed-use commercial and residential development is under construction. A car dealership and the Vintage Walk multi-family condominium development are located immediately west of the project site, across 3rd Avenue.

Land uses in the general vicinity of the project site include the Covina Police Department and the Covina Fire Department, located southeast of the project site; commercial and retail uses to the east, including an upholstery store, antique store, barber shop and automotive repair store; and, residential neighborhoods to the north and west of the project site. The closest public transit is the Covina Metrolink Station, located 500 feet northeast of the project site and across Citrus Avenue. There are five public parks within a one-mile radius of the project site: Cypress Park, Edna Park, Kelby Park, Covina Park, and Civic Center Park. There are eight schools within a one-mile radius of the project site: Cypress Elementary, Grace Lutheran Pre-School, Little Bunnies Montessori Daycare, Western Christian Private School, Sunkist Elementary, Covina High School, Barranca Elementary, and Covina Elementary School.

1.4 References

City of Covina. 2000. *Covina General Plan Land Use Element*. Accessed, April 10, 2019. https://covinaca.gov/sites/default/files/fileattachments/planning_commission/page/1073/land_use.pdf.

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City of Covina. 2015. Zoning Map. Accessed, April 10, 2019. https://covinaca.gov/sites/default/files/fileattachments/planning_commission/page/1071/zoning_map_2015_-_public_compressed.pdf.



ABOVE: Viewpoint A - Northwest View of the Project Site from across Citrus Avenue-San Bernardino Road Intersection
BELOW: Viewpoint B - Northeast View of the Project Site from across San Bernardino Road



SOURCE: Dudek, 2016

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FIGURE 1-4a
Viewpoints A and B
Covina Hassen Development Project (Site A)

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ABOVE: Viewpoint C - Southeast View of the Project Site from across Geneva Place-North 3rd Avenue Intersection
BELOW: Viewpoint D - Southwest View of the Project Site and Geneva Place from across North Citrus Avenue



SOURCE: Dudek, 2016

FIGURE 1-4b
Viewpoints C and D
Covina Hassen Development Project (Site A)

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ABOVE: Viewpoint E - View of the Project Site and Geneva Place from North 3rd Avenue.
BELOW: Viewpoint F - Southeast View of the Project Site from North 3rd Avenue

SOURCE: Dudek, 2016

FIGURE 1-4c
Viewpoints E and F
Covina Hassen Development Project (Site A)

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ABOVE:Viewpoint G - Northwest View of the Project Site from Geneva Place
BELOW: Viewpoint H - Southwest View of the Project Site from Geneva Place



SOURCE: Dudek, 2016

FIGURE 1-4d
Viewpoints G and H
Covina Hassen Development Project (Site A)

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2 Project Description

The proposed project would redevelop 5.3 acres of existing vacant automotive industrial/dealership uses with a mixed-use building and townhome development. The proposed development would consist of 161 townhomes; 13,500 gross sf of retail space; 3,800 gross sf of restaurant space; 46,679 gross sf of outdoor area, and a multi-level parking garage (see Figure 2-1 and Figure 2-2).

2.1 Project Objectives

The proposed project site lies 500 feet southwest of the Covina Metrolink Station and immediately south of the City's Metrolink parking structure. Being in close proximity to the Covina Metrolink Station creates opportunities for supporting Transit Oriented Development and multi-modal transit use, including pedestrian and bicycle connectivity. As such, the primary objectives of the proposed project include the following:

- To propose a mixed-use development that is in-line with the concept of a Transit Oriented Development, thereby maximizing access to public transport.
- Enhance pedestrian connections within the Town Center TCSP areas including along North Citrus Avenue, West San Bernardino Road, and North 3rd Avenue.
- Expand the availability of space for a variety of stores, restaurants, and entertainment venues in a pedestrian-oriented, village-like setting that will serve visitors and residents throughout the day and night, further activating the Town Center TCSP area.
- Redevelop and revitalize underutilized properties in a manner that maximizes development potential and exemplifies thoughtful urban in-fill design pursuant to the Covina TCSP.
- Provide new permanent jobs and temporary construction jobs through redevelopment of an urban in-fill site.
- Generate new tax revenues, helping to secure a strong and continuous tax base and maximize the direct and indirect fiscal and economic benefits for the City and regional area.

2.2 Proposed Construction

The proposed project includes demolition and grading of the entire project site, followed by construction of the proposed uses. Project construction is anticipated to start in September 2020 and would last approximately 20 months, ending in April 2022. Construction activities for the proposed project would include demolition, site preparation, grading, building construction and trenching, paving, and architectural coating. The equipment fleet, number of workers, and expected duration for each of these activities is shown in detail in Table 3.3-2, Construction Scenario Assumptions, in Section 3.3, Air Quality.

A portion of the existing paved alley that separates the northern and southern segments of the project, Geneva Place, would be vacated by the City and developed as part of the project. The existing 70-foot transmission poles and associated 66 kV line along Geneva Place would be protected in place during construction.

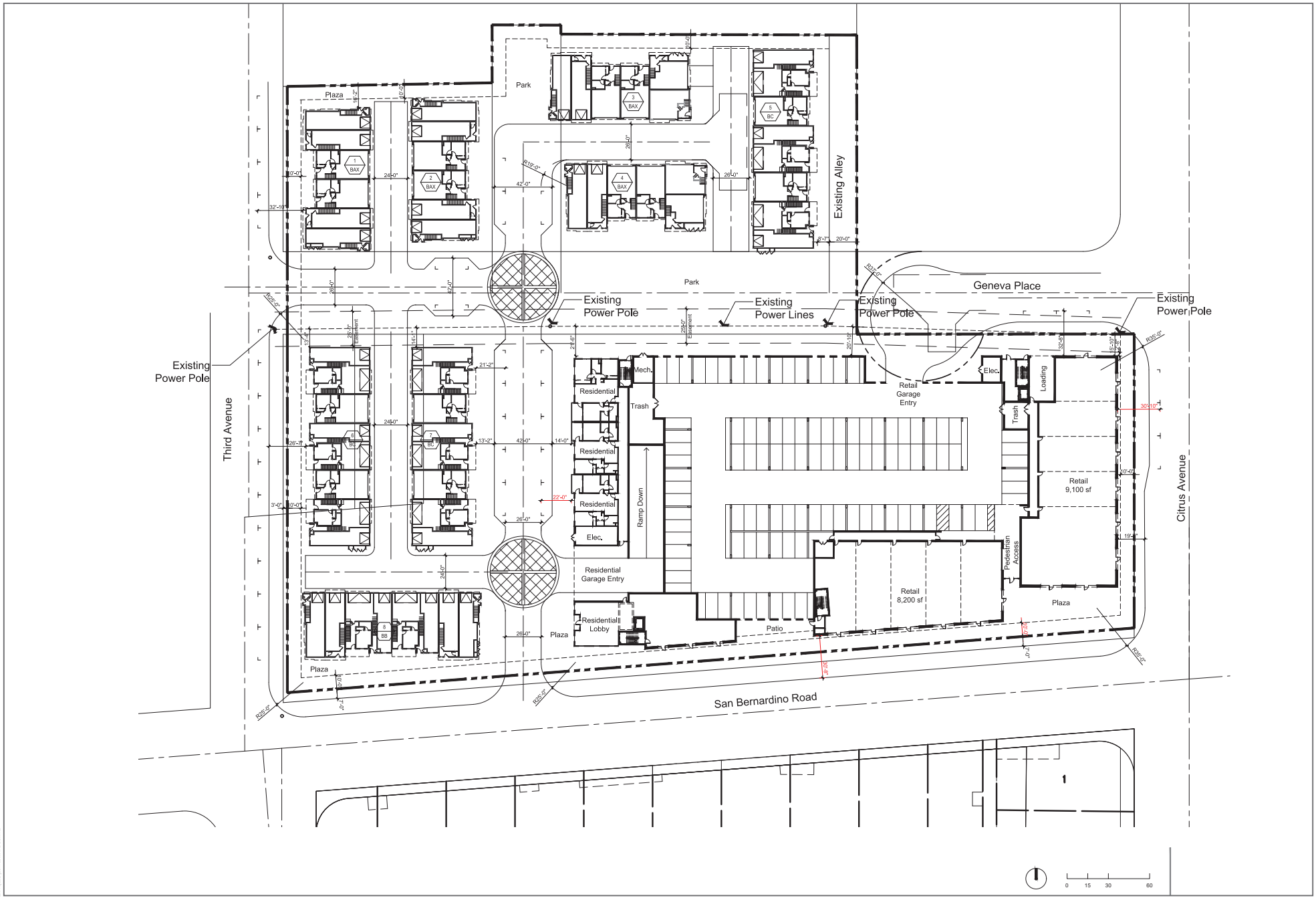
2.3 Project Design

The proposed development would consist of 161 townhomes (88 two-bedroom and 73 three-bedroom townhomes); 13,500 sf of retail space; 3,800 sf of restaurant space; and 46,679 sf of open space for use by residents and patrons of the proposed retail and restaurant space (see Figure 2-1 and Figure 2-2).

During project construction, a portion of Geneva Place would be demolished, joining the northern and southern segments of the project site. A mixed-use building with a multi-level parking garage; 13,500 sf of retail space; 3,800 sf of restaurant space; 35 townhomes; and 15,915 sf of open space courtyards would be constructed on the eastern portion of the project site, fronted by the remaining portion of Geneva Place to the north, Citrus Avenue to the east, and San Bernardino Road to the south (see Figure 2-3). The mixed-use building would be a maximum of 50 feet (four above-grade stories) in height. The multi-level parking structure would provide 409 spaces and would include one subterranean level for residential use, which would extend to a depth of 15 feet below grade, and one street level for use by retail/restaurant patrons. The parking garage would be accessible at street level via Geneva Place and San Bernardino Street. The Geneva Place entrance would be for the commercial uses and the entrance on San Bernardino Road would be for the residential uses. Architectural elements incorporated into the design of the mixed-use building would include metal awnings, light fixtures, and rafter tails. See Figure 2-3, which shows elevations for the mixed-use building. See Appendix A for additional design details.

The remainder of the project site would be developed with the remaining 126 townhomes, dispersed throughout eight structures. The eight townhome buildings would be interspersed with open space areas including a central courtyard, play area, and pedestrian plazas with recreational amenities such as barbeque pits, outdoor eating areas, seating areas, and a turf lawn area. Architectural elements incorporated into the design of the proposed townhome buildings would include brick veneer, stucco, metal awnings, metal railings, and light fixtures. The proposed townhomes would be a maximum of three stories and 36 in height. (See Figure 2-4, which shows representative elevations for the residential buildings.) For a full set of the residential building elevations, see Appendix A.

As stated above, Geneva Place would be demolished where it bisects the project site, combining the northern and southern segments of the project site and providing space for a central community courtyard for the proposed residential uses. The segment of Geneva Place not included in the project site would be left as-is and would be terminated in a small cul-de-sac that would be accessed via Citrus Avenue. The remaining portion of Geneva Place would provide access to the multi-level parking garage for the proposed commercial uses and would continue to provide access to the loading/delivery area for the appliance store to the northeast of the project site, which currently has access along Geneva Place. The small alley that runs parallel to the existing automobile paint and body shop would be demolished and converted into a landscaped area.



SOURCE: ktgy, 2017

FIGURE 2-1

Site Plan

Covina Hassen Development Project (Site A)

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SOURCE: MJS Landscape Architecture, 2017

FIGURE 2-2

Landscaping Plan

Covina Hassen Development Project (Site A)

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1. South Elevation at San Bernardino Road



2. West Elevation



4. East Elevation at Citrus Avenue



3. North Elevation at Geneva Place

SOURCE: MJS Landscape Architecture, 2017

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FIGURE 2-3

Conceptual Elevations - Mixed-Use Building

Covina Hassen Development Project (Site A)

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2. Left Elevation



1. Front Elevation



4. Right Elevation



3. Rear Elevation

SOURCE: MJS Landscape Architecture, 2017

FIGURE 2-4

Conceptual Elevations - Residential Building

Covina Hassen Development Project (Site A)

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Proposed Vehicular Access and Parking

Vehicular access to the project site would be provided via driveways along San Bernardino Road, 3rd Avenue, and the remaining portion of Geneva Place. The parking garage would include a subterranean level, accessed via San Bernardino Road, for residential use and a street level, accessed via the remaining portion of Geneva Place, for commercial patrons' use. An additional 15 on-site surface parking spaces, 19 street parking spaces, and two driveway spaces would be provided as part of the proposed project.

Proposed Pedestrian Access

The proposed project has been designed to encourage pedestrian activity. The overall project site would provide a combination of landscape and hardscape improvements that facilitate internal accessibility and encourage active transportation. Such improvements reflect the circulation objectives stated in the Covina TCSP. The project site is accessible from surrounding land uses and nearby public transportation (Metrolink) as well as via public sidewalks on Citrus Avenue, 3rd Avenue, and San Bernardino Road. Additionally, the proposed project includes pedestrian access points, pedestrian plazas along San Bernardino Road and 3rd Avenue, and pedestrian amenities within the site such as landscaped walkways, benches, a turf/lawn area, and courtyards. See Figure 2-2.

Proposed Bicycle Access

Bicycle access to the project site will be provided by the existing street network. The City of Covina Bicycle Master Plan proposes a number of bicycle facilities near, or immediately adjacent to, the overall project site (City of Covina 2011). The proposed facilities within an approximate one-quarter mile radius include:

Fourth Avenue: Class III Bike Route from San Bernardino Road to Puente Street

Citrus Avenue: Class II Bike Lane north of Front Street and south of Badillo Street

Second Avenue: Class II Bike Lane from Front Street to Rowland Avenue

Edna Place: Bicycle Boulevard from Azusa Avenue to First Avenue

Front Street: Class II Bike Lane from Citrus Avenue to Second Avenue

San Bernardino Road: Class II Bike Lane west of Hollenbeck Avenue and east of Second Avenue, Class III Bike Route from Hollenbeck Avenue to Second Avenue

Badillo Street: Class II Bike Lane from Lark Ellen Avenue to Cypress Street

The project is well located to further facilitate and encourage bicycling as a mode of transportation as these facilities are constructed.

2.4 Required Permits and Approvals

A list of permits and approvals from the City that are required to complete the proposed project include, but are not necessarily limited to the following:

- Tentative Tract Map Review
- Site Plan Review
- Building Permits, Grading Permits, Encroachment Permits etc.

- Final Map Review and Street Improvement Plan Review
- Street Vacation of Geneva Place
- Street Vacation of the alley located east of the project site
- Purchase Agreement to acquire a portion of Geneva Place and the alley located east of the project site

Approvals from other agencies may also be required and are listed as follows:

- State Water Resources Control Board, Notice of Intent to comply with the General Construction Activity National Pollutant Discharge Elimination System (NPDES) Permit, Order No. 2009-0009-DWQ, as amended by Order No. 2010-0014-DWQ, NPDES No. CAS000002
- Los Angeles County Fire Department – Plan Approval
- Utility Providers – Utility Connection Permits
- Coordination/approvals from Southern California Edison for construction within a transmission easement

2.5 References

City of Covina. 2011. *City of Covina Bicycle Master Plan*. Accessed, April 5, 2019. https://covinaca.gov/sites/default/files/fileattachments/community_development/page/1253/covina_bicycle_master_plan_approved_092011.pdf.

3 Initial Study Checklist

The following discussion of potential environmental effects was completed in accordance with Section 15063(d)(3) of the State CEQA Guidelines (2019) to determine if the proposed project may have a significant effect on the environment.

1. **Project title:**

   Hassen Development Project (Site A)

2. **Lead agency name and address:**

   City of Covina
   125 East College Street
   Covina, California 91723

3. **Contact person and phone number:**

   Brian K. Lee, AICP, Director of Community Development
   626.384.5458

4. **Project location:**

   137 West San Bernardino Road and 141 Geneva Place, Covina, California 91723

5. **Project sponsor's name and address:**

   Hassen Development Corporation/Bentley Real Estate, LLC
   1932 E. Garvey Avenue South
   West Covina, California 91791

6. **General plan designation:**

   Town Center Commercial

7. **Zoning:**

   Town Center Specific Plan-4

8. **Description of project. (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary):**

   Refer to Chapter 2 of this Initial Study

9. **Surrounding land uses and setting (Briefly describe the project's surroundings):**

   Refer to Section 1.3 of this Initial Study

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

    Refer to Section 2.4 of this Initial Study

11. **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, see Section 3.18 for details.

    Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

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 and Forestry Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☒ Geology and Soils	☐ Greenhouse Gas Emissions	☒ Hazards and Hazardous Materials
☐ Hydrology and Water Quality	☐ Land Use and Planning	☐ Mineral Resources
☒ Noise	☐ Population and Housing	☐ Public Services
☐ Recreation	☐ Transportation	☒ Tribal Cultural Resources
☐ Utilities and Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

Determination (To be completed by the Lead Agency)

On the basis of this initial evaluation:

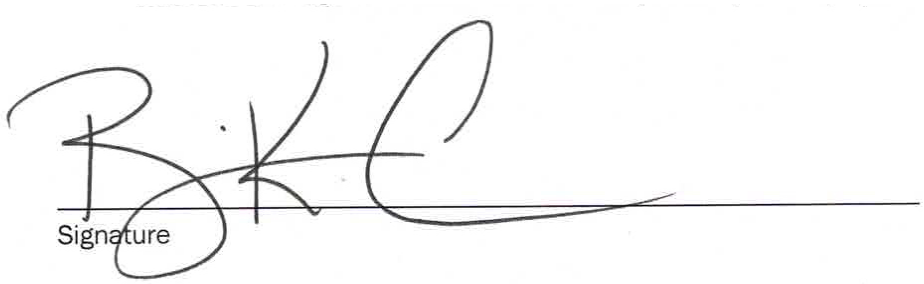
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

11.14.19

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 Environmental Impact Report (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

3.1 Aesthetics

	Potentially Significant Impact	Less Than Significant Impact 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) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project 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?	☐	☐	☒	☐

a) Would the project have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. Scenic vistas generally refer to views of expansive open space areas or other natural features, such as mountains, undeveloped hillsides, large natural water bodies, or coastlines. Less commonly, certain urban settings or features, such as a striking or renowned skyline, may also represent a scenic vista. Scenic vistas generally refer to views that are accessible from public vantage points, such as public roadways and parks.

There are no officially designated scenic vistas in the City (City of Covina 2000). However, views of the San Gabriel Mountains and the Covina Hills are available from a variety of locations throughout the City. Due to the low topography of the Covina Hills, views of that resource are primarily observed from roadways that lead up to the hills or from the southbound travel lane of major north–south roadways in the City. Due to the size and height of the San Gabriel Mountains, views of this resource are more prominent throughout the City. However, many views of the Covina Hills and San Gabriel Mountains have been compromised either partially or entirely by existing development, landscaping, and urban infrastructure. Complete views of the San Gabriel Mountains and the Covina Hills are generally limited to the City's north–south roadway

corridors. Potential effects of the proposed project on public views of the San Gabriel Mountains and Covina Hills are characterized in the subsection below.

- **3rd Avenue:** 3rd Avenue is a two-lane, north–south trending roadway that borders the western perimeter of the project site. Although existent, views of the San Gabriel Mountains to the north are limited, and generally obstructed by streetscaping, including development and landscaping, and by existing topography. Similarly, views of the Covina Hills to the south, although more prevalent, are inhibited by streetscaping, including vegetation and streetlight/utility poles. The proposed project includes demolishing existing vacant, single-story structures and redeveloping the project site with a mixed-use building, which would be a maximum of 50 feet in height, and townhomes buildings, which would be a maximum of 36 feet in height. The existing views of the San Gabriel Mountains and the Covina Hills are only visible from the 3rd Avenue right-of-way (ROW), which would not be altered by the proposed project. Given this, existing views of the San Gabriel Mountains to the north and the Covina Hills to the south would not be adversely affected by the project.
- **Citrus Avenue**: Citrus Avenue is a two-way, four-lane roadway that runs north–south through the City. Under existing conditions, views of the San Gabriel Mountains to the north are prevalent. However, views are compromised by existing streetscaping, including streetlights and transmission lines within the Citrus Avenue ROW. Under existing conditions, the ridgeline and lower topography of the San Gabriel Mountains can been seen rising above the existing single-story structures on the project site. The proposed project includes demolishing the existing single-story structures and redeveloping the project site with a mixed-use building and townhomes ranging from 36 feet to 50 feet in height. The increased height and massing associated with the proposed development would further obstruct the existing views of the San Gabriel Mountains from Citrus Avenue. However, the project would not affect the more complete view of the San Gabriel Mountains that is observed when looking directly north along the Citrus Avenue corridor. Rather, the project, due to its height and massing, would further compromise the fleeting view to the northwest that is already partially obstructed by existing urban development. However, because portions of this view are already obscured and because the proposed project would result only in a fleeting obstruction, significant effects to views of the San Gabriel Mountains would not occur.

  Views of the Covina Hills to the south are existent from the Citrus Avenue ROW; however, they are mostly obstructed by large street trees and several multi-level buildings at the intersection of Citrus Avenue and Cottage Street. Views of the Covina Hills are not available from the project site or over the existing buildings on the project site. Views are limited to the Citrus Avenue ROW. The proposed project would not encroach into the Citrus Avenue ROW and thus would not adversely impact existing views of the Covina Hills to the south.
- **San Bernardino Road:** Under existing conditions, the ridgeline and lower topography of the San Gabriel Mountains can been seen from San Bernardino Road, rising above the existing vacant and single-story structures on the proposed project site. The proposed project includes demolishing the existing single-story structures and redeveloping the project site with a mixed-use building and townhomes. The mixed-use building would front San Bernardino Road and would be a maximum of 50 feet in height. The townhomes would front San Bernardino Road and 3rd Avenue and would be a maximum of 36 feet in height. The increased height and massing associated with the proposed development has the potential to further obstruct the existing views of the San Gabriel Mountains from San Bernardino Road. However,

because portions of this view are already compromised by urban development and streetscaping, significant effects to views of the San Gabriel Mountains would not occur.

Views of the Covina Hills to the south are obscured by the single-story buildings located across San Bernardino Road south of the project site. The proposed project is located north of San Bernardino Road and, therefore, would not impact any south-facing views of the Covina Hills that may be available.

In summary, views of both the San Gabriel Mountains and the Covina Hills are available from one or more of the roadways surrounding the project site. However, these existing views are limited due to obstructions typical of urban development, such as utility poles, landscaping, and buildings. The proposed project would introduce new development to the project site, which would range between 36 feet and 50 feet in height and would have the potential to further obstruct views of the San Gabriel Mountains that are partially visible through and above the existing single-story structures on the project site. However, as described above, views of the San Gabriel Mountains from surrounding roadways are already limited by existing development. Partial obstructions of these views are prevalent throughout the City and the region and are part of the existing condition of the visual environment. As such, the introduction of several new structures along Citrus Avenue, San Bernardino Avenue, and 3rd Avenue would not substantially degrade or obstruct an existing scenic vista of the San Gabriel Mountains.

Regarding the Covina Hills, views are primarily observable from the north-south corridors in the City, including Citrus Avenue and 3rd Avenue. Due to the low-lying nature of these hills and the intervening urban development, views are not readily observable from or through the proposed project site. As such, developing 36-foot to 50-foot structures on the proposed project site would not have the potential to substantially degrade or obstruct an existing scenic vista of the Covina Hills. For the reasons described above, the effects of the proposed project on scenic vistas would be **less than significant**. No mitigation is required.

b) Would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. State Highway 2, located approximately 20 miles northwest of the project site, is the nearest officially designated state scenic highway (Caltrans 2011). There is an eligible but not officially designated state scenic highway located approximately one mile west of the project site (State Highway 39, which is also called Azusa Avenue). The proposed project would be constructed within an urban area and would not be visible from State Highway 2 or State Highway 39 due to intervening urban development, distance, and topography. Therefore, implementation of the proposed project would not substantially damage scenic resources within a state scenic highway, and **no impact** would occur.

c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. The proposed project site is located in an urban area, surrounded by existing commercial structures, public facilities, and residential development (see Figures 1-1, 1-2 and 1-3 for details). The proposed project would redevelop existing vacant lots in the City's downtown area. The placement of a new mixed-use structure and townhomes would alter the appearance of the project site but would not represent a substantial degradation of the visual character or quality of the project site. Under existing conditions, the project site is paved

and developed with single-story structures. The project site does not provide usable or scenic open space, nor does it provide high-quality or historic architectural elements. Landscaping on the site is limited. (See Figure 1-4, which shows the exiting conditions on the site.) Surrounding land uses include commercial and retail to the east across Citrus Avenue, an existing vacant car dealership to the south across San Bernardino Road, and single and multi-family residential development to the west and north. Surrounding land uses vary in height, but are generally between one and three stories. Given that the project would redevelop an underutilized site and construct new mixed-use and residential development ranging between 36 feet and 50 feet in height (or, three above-grade stories to four above-grade stories), the proposed project would be generally consistent with surrounding land uses and with the TCSP-4 zone height regulations, which establish a maximum height of 50 feet (City of Covina 2004). Furthermore, proposed project design would add architectural and landscape features that would improve the visual quality of the project site and the project area as a whole compared to existing conditions.

The proposed project would be consistent with the guidelines developed for the TCSP-4 zone, which aims to achieve "higher residential and commercial densities, including buildings of two to four stories in appropriate locations, on properties with infill and reuse potential" (City of Covina 2004). The proposed project is located on parcels with reuse potential, since the project site is currently underutilized and generally vacant. Furthermore, as explained above, the proposed building heights would not substantially compromise views or conflict with development in the vicinity. For these reasons, the proposed project would not substantially degrade the existing visual character or quality of the project site or its surroundings, and impacts would be **less than significant**. No mitigation is required.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. The existing used car dealership on the project site contains extensive exterior floodlighting which has historically been used to display the on-site cars for sale during nighttime hours. Additionally, there is street lighting along Citrus Avenue and fronting the Vintage Walk condominium development on 3rd Avenue.

The proposed project would incorporate several sources of new nighttime lighting, consisting primarily of business identification signs, storefront windows, pedestrian walkway lighting, and new light posts. The new light posts would be located along the on-site pedestrian walkways and common areas, as well as within the public sidewalks along Geneva Place, Citrus Avenue, San Bernardino Road, and 3rd Avenue. On-site lighting would be warm colored and unobtrusive. Exterior lighting fixtures on the site would consist of 42-inch-high bollards, 10-foot poles, theme pole light, overhead festival lights, and recessed louvers. Lighting would be designed to avoid casting light or glare on surrounding land uses. Light sources would be directed so that lighting would not fall outside the area to be lit. In addition to the on-site outdoor lighting, new streetlights would be installed along Citrus Avenue, 3rd Avenue, and the remaining portion of Geneva Place. Street lights would be compliant with the City's lighting and design standards. Additionally, the light posts would be installed consistent with the TCSP, which calls for the extension of streetscape improvements northward to the Covina Metrolink Station (City of Covina 2004).

Lighting is of most concern when it may potentially spill over or trespass from a project site onto properties or areas, particularly residential properties, and the public sidewalk or right-of-way. However, the new sources of light on the project site would not adversely affect nighttime views relative to existing conditions, as substantiated below.

The proposed project is located in the City's downtown area and, as such, there are numerous sources of nighttime lighting and nighttime glare, such as streetlights, lit store windows, and business identification signs. The types of lighting that would be implemented as part of the proposed project (i.e., streetlights, landscape lighting, pathway lights, courtyard lighting, business identification signs, and lit windows) would be consistent with the surrounding nighttime lighting environment and would not introduce a substantial new source of light that would have the potential to adversely affect nighttime views in the area. Furthermore, the majority of the surrounding development consists of commercial and public service uses, which are not considered light-sensitive or glare-sensitive uses. The exception is the Vintage Walk condominium development across 3rd Avenue. Lighting that is installed as part of the project would utilize materials and design features to minimize light and glare effects at surrounding land uses. For example, lights would use tungsten or metal halide bulbs, which produce warm colored, unobtrusive light, and lighting sources along the paved and landscaped areas would be concealed and, as such, would cast indirect (unobtrusive) light. Additionally, all lighting installed as part of the project would be required to comply with state and local standards established to protect light-sensitive receptors. For example, Section 5.106.8 (Light Pollution Reduction) of the 2016 California Green Building Standards Code (California Code of Regulations, Title 24, Part 11 (or, CALGreen)) sets forth requirements for all non-residential outdoor lighting, which include standards for backlight, uplight, and glare. The commercial portion of the project would be subject to these standards. The City also has its own regulations that limit the amount of light spillover onto residential uses. Municipal Code Section 9.42.020 (applicable to disturbances imposed on residential uses only) requires that "no operation, activity, sign, or lighting fixture shall create illumination that exceeds five foot-candles[1] on any adjacent property, whether the illumination is direct or indirect light from the source. Glare levels shall be measured with a photoelectric photometer following the standard spectral luminous efficiency curve adopted by the International Commission on Illumination." As such, required compliance with Municipal Code Section 9.42.020 would ensure that adverse nighttime lighting and glare effects do not occur at nearby residential uses as a result of project implementation.

Glare can also be produced during the daytime and is usually associated with reflective building materials, such as glass, stainless steel, aluminum, and photovoltaic panels. As described in Section 2.3 of this IS/MND, building materials for the proposed townhomes would generally consist of stucco, metal railings, awnings, and flat concrete roof tile, none of which would introduce large amounts of reflective glare on site or in the surrounding area. The project would include solar panels on the rooftop of the mixed-use building (see Section 3.3, Air Quality for details). Although these solar panels would be made from materials that are typically reflective and, as such, could produce glare, any solar panels associated with the proposed project would be placed on the rooftop and, thus, would be obscured from motorists, pedestrians and much of the adjacent development, due to the height of the mixed-use building and the flat terrain of surrounding development. The mixed-use building would also include glass storefront windows in the commercial (retail/restaurant) spaces; however, these windows would front other commercial land uses on Citrus Avenue and San Bernardino Road and would not result in significant new glare when compared to existing on-site light and glare and light and glare produced by surrounding land uses. Due to the location of the project within an existing urbanized area, the proposed project design, and the project's required compliance with state and local regulations for light and glare, impacts would be **less than significant**. No mitigation is required.

[1] Municipal Code Section 9.42.020 defines a foot-candle as the illumination produced by a light of one international candle upon a surface one foot away.

References

City of Covina. 2000. City of Covina General Plan. Adopted April 2000. Accessed April 11, 2019. http://www.covinaca.gov/city-departments/community-development/planning.

City of Covina. 2004. Covina Town Center Specific Plan. Final. Prepared by Cotton/Bridges/Associates. November 2004. Accessed April 11, 2019. https://covinaca.gov/sites/default/files/fileattachments/planning_commission/page/1074/towncenterspecificplanfinal.pdf.

Caltrans (California Department of Transportation). 2011. Caltrans Officially Designated Scenic Highways. Last updated September 7, 2011. Accessed April 11, 2019. http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm.

3.2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒

a) Would the project 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?

No Impact. The project site is not located on designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP 2016). Therefore, the project would not convert Farmland to non-agricultural uses, and **no impact** would occur.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The project site is zoned Town Center Specific Plan-4. Agricultural uses are not permitted or planned for the TCSP Area (City of Covina 2004). According to the California Department of Conservation Williamson Act map, the project site is not under a Williamson Act contract (DOC 2016). As such, the project would not conflict with existing zoning for agricultural uses or a Williamson Act contract, and **no impact** would occur.

c) Would the project 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))?

No Impact. A described in Section 3.2(b), the project site is zoned TCSP-4 and is within an area designated for mixed-use developments, such as retail, light industrial, cultural and entertainment venues, and residential uses. As such, the project site is not within areas zoned for forest land, timberland, or Timberland Production. The project site is within an urban area, and there are no areas zoned for agricultural or forest land uses within the vicinity of the project site. Therefore, the project would not conflict with existing zoning, or cause the rezoning of forest land, timberland, or Timberland Production land, and **no impact** would occur.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The project site is located within a built, urbanized area and no forest lands exist within the project vicinity. As such, the proposed project would not result in loss of forest land or conversion of forest land to non-forest use, since forest land is not present on the site. **No impact** would occur.

e) Would the project 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?

No Impact. No agricultural resources or operations currently exist on or near the project site. Therefore, the proposed project would not involve changes in the existing environment that would result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. **No impact** would occur.

References

DOC (California Department of Conservation). 2016. Los Angeles County Williamson Act FY 2015/2016. [map]. 1:120,000. Sacramento, CA: California Department of Conservation, Division of Land Resource Protection. 2016. Accessed April 25, 2019. https://www.conservation.ca.gov/dlrp/wa/Pages/stats_reports.aspx.

City of Covina. 2004. Covina Town Center Specific Plan. Final. Accessed April 11, 2019. http://www.covinaca.gov/images/webuser/CommDev/TownCenterSpecificPlanFinal.pdf.

FMMP (Farmland Mapping and Monitoring Program). 2016. Los Angeles County Important Farmland 2014. [map]. 1:120,000. Sacramento, CA: Farmland Mapping and Monitoring Program. April 2016. Accessed May 24, 2019. https://maps.conservation.ca.gov/dlrp/ciftimeseries/.

3.3 Air Quality

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. 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?	☐	☐	☒	☐

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The proposed project site is located within the South Coast Air Basin (SCAB), which includes the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County, and is within the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD).

The SCAQMD administers the Air Quality Management Plan (AQMP) for the SCAB, which is a comprehensive document outlining an air pollution control program for attaining all California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). The most recent adopted AQMP is the 2016 AQMP (SCAQMD 2017), which was adopted by the SCAQMD Governing Board in March 2017. The 2016 AQMP represents a new approach, focusing on available, proven, and cost-effective alternatives to traditional strategies while seeking to achieve multiple goals in partnership with other entities promoting reductions in greenhouse gases (GHGs) and toxic risk, as well as efficiencies in energy use, transportation, and goods movement (SCAQMD 2017).

The purpose of a consistency finding is to determine if a proposed project is inconsistent with the assumptions and objectives of the regional air quality plans, and, thus, if it would interfere with the region's ability to comply with federal and state air quality standards. The SCAQMD has established criteria for determining consistency with the currently applicable AQMP in Chapter 12, Sections 12.2 and 12.3, in the SCAQMD CEQA Air Quality Handbook. The criteria are as follows (SCAQMD 1993):

- **Consistency Criterion No. 1:** Whether the project would result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, or delay timely attainment of the ambient air quality standards or interim emission reductions in the AQMP.
- **Consistency Criterion No. 2:** Whether the project would exceed the assumptions in the AQMP or increments based on the year of project buildout and phase.

To address the first criterion regarding the proposed project's potential to result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, or delay timely attainment of the ambient air quality standards or interim emission reductions in the AQMP, project-generated criteria air pollutant emissions were estimated and analyzed for significance and are addressed under Section 3.3(b). Detailed results of this analysis are included in Appendix B. As presented in Section 3.3(b), construction and operation of the proposed project would not generate criteria air pollutant emissions that exceed the SCAQMD's thresholds, and it would therefore be consistent with Criterion No. 1.

The second criterion regarding the project's potential to exceed the assumptions in the AQMP or increments based on the year of project buildout and phase is primarily assessed by determining consistency between the project's land use designations and potential to generate population growth. In general, projects are considered consistent with, and would not conflict with or obstruct implementation of, the AQMP if the growth in socioeconomic factors is consistent with the underlying regional plans used to develop the AQMP (per Consistency Criterion No. 2 of the SCAQMD CEQA Air Quality Handbook). The SCAQMD primarily uses demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment by industry) developed by the Southern California Association of Governments (SCAG) for its Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) (SCAG 2016), which is based on general plans for cities and counties in the SCAB, for the development of the AQMP emissions inventory (SCAQMD

2017).[2] The SCAG 2016 RTP/SCS, and associated Regional Growth Forecast, are generally consistent with the local plans; therefore, the 2016 AQMP is generally consistent with local government plans.

As discussed in Section 1.3 of this IS/MND, the General Plan land use designation for the proposed project site is Town Center Commercial, and the zoning designation is TCSP-4. The proposed uses for the project site are consistent with the existing land use designations, and no changes in land use designations would be required.

The project site is well-located to encourage the use of public transit and active transportation modes. The proposed project site is 500 feet southwest of the Covina Metrolink Station (located at 600 North Citrus Avenue), which provides commuter rail service into Downtown Los Angeles, and local public transit is provided along Citrus Avenue. The site is in close proximity to retail shops, restaurants, and other businesses along Citrus Avenue and San Bernardino Road, permitting easy pedestrian and bicycle trips along these corridors. Therefore, the proposed project's relative proximity to the Covina Metrolink Station would provide housing near existing infrastructure and could result in a reduction of miles traveled and associated air emissions from the resident's trips to work and other activities. Accordingly, the proposed project is consistent with the SCAG RTP/SCS forecasts used in the SCAQMD AQMP development.

In summary, based on the considerations presented for the two criteria, impacts relating to the proposed project's potential to conflict with or obstruct implementation of the applicable AQMP would be **less than significant**. No mitigation is required.

b) Would the project 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?

Less Than Significant Impact. Air pollution is largely a cumulative impact. The nonattainment status of regional pollutants is a result of past and present development, and the SCAQMD develops and implements plans for future attainment of ambient air quality standards. Based on these considerations, project-level thresholds of significance for criteria pollutants are used in the determination of whether a project's individual emissions would have a cumulatively considerable contribution on air quality. If a project's emissions would exceed the SCAQMD significance thresholds, it would be considered to have a cumulatively considerable contribution. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant (SCAQMD 2003).

A quantitative analysis was conducted to determine whether proposed construction activities would result in a cumulatively considerable net increase in emissions of criteria air pollutants for which the SCAB is designated as nonattainment under the NAAQS or CAAQS. Criteria air pollutants include ozone (O_3), nitrogen dioxide (NO_2), carbon monoxide (CO), sulfur dioxide (SO_2), particulate matter with an aerodynamic diameter less than or equal to 10 microns (PM_{10}), particulate matter with an aerodynamic diameter less than or equal to 2.5 microns ($PM_{2.5}$), and lead. Pollutants that are evaluated herein include volatile organic

[2] Information necessary to produce the emission inventory for the SCAB is obtained from the SCAQMD and other governmental agencies, including the California Air Resources Board, Caltrans, and SCAG. Each of these agencies is responsible for collecting data (e.g., industry growth factors, socioeconomic projections, travel activity levels, emission factors, emission speciation profile, and emissions) and developing methodologies (e.g., model and demographic forecast improvements) required to generate a comprehensive emissions inventory. SCAG incorporates these data into its Travel Demand Model for estimating/projecting vehicle miles traveled and driving speeds. SCAG's socioeconomic and transportation activities projections in their 2016 RTP/SCS are integrated in the 2016 AQMP (SCAQMD 2017).

compounds (VOCs) and oxides of nitrogen (NO_x), which are important because they are precursors to O_3, as well as CO, sulfur oxides (SO_x), PM_{10}, and $PM_{2.5}$.

Regarding NAAQS and CAAQS attainment status,[3] the SCAB is designated as a nonattainment area for national and California O_3 and $PM_{2.5}$ standards (CARB 2018; EPA 2018). The SCAB is designated as a nonattainment area for California PM_{10} standards; however, it is designated as an attainment area for national PM_{10} standards. The SCAB nonattainment status of O_3, PM_{10}, and $PM_{2.5}$ standards is the result of cumulative emissions from various sources of air pollutants and their precursors within the SCAB, including motor vehicles, off-road equipment, and commercial and industrial facilities. The SCAB is designated as an attainment area for national and California NO_2, CO, and SO_2 standards. Although the SCAB has been designated as partial nonattainment (Los Angeles County) for the federal rolling 3-month average lead standard, it is designated attainment for the state lead standard.[4]

Appendix G of the CEQA Guidelines states that significance criteria established by the applicable air district may be relied upon to determine whether a project would have a significant impact on air quality. The SCAQMD has established Air Quality Significance Thresholds, as revised in March 2015, which set forth quantitative emissions significance thresholds below which a project would not have a significant impact on ambient air quality (SCAQMD 2015). The quantitative air quality analysis provided in this section (Section 3.3) applies the SCAQMD thresholds to determine the potential for the project to result in a significant impact under CEQA, as presented in Table 3.3-1.

Table 3.3-1. SCAQMD Air Quality Significance Thresholds

Criteria Pollutants Mass Daily Thresholds		
Pollutant	***Construction (Pounds per Day)***	***Operation (Pounds per Day)***
VOC	75	55
NO_x	100	55
CO	550	550
SO_x	150	150
PM_{10}	150	150
$PM_{2.5}$	55	55
Lead[a]	3	3
Toxic Air Contaminants (TACs) and Odor Thresholds		
TACs[b] (including carcinogens and noncarcinogens)	Maximum incremental cancer risk ≥ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million) Chronic and Acute Hazard index ≥ 1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402	

Source: SCAQMD 2015.

[3] An area is designated as in attainment when it is in compliance with the NAAQS and/or the CAAQS. The NAAQS and CAAQS are set by the Environmental Protection Agency (EPA) and California Air Resources Board (CARB), respectively, for the maximum level of a given air pollutant that can exist in the outdoor air without unacceptable effects on human health or the public welfare. Attainment = meets the standards; attainment/maintenance = achieve the standards after a nonattainment designation; nonattainment = does not meet the standards.

[4] Re-designation of the lead NAAQS designation to attainment for the Los Angeles County portion of the SCAB is expected based on current monitoring data. The phase out of leaded gasoline started in 1976. Since gasoline no longer contains lead, the project is not anticipated to result in impacts related to lead; therefore, it is not discussed in this analysis.

SCAQMD = South Coast Air Quality Management District; VOC = volatile organic compound; NOx = oxides of nitrogen; CO = carbon monoxide; SOx = sulfur oxides; PM10 = coarse particulate matter; PM2.5 = fine particulate matter; TAC = toxic air contaminant; NO2 = nitrogen dioxide; ppm = parts per million; μg/m3 = micrograms per cubic meter.

a The phase-out of leaded gasoline started in 1976. Since gasoline no longer contains lead, the proposed project is not anticipated to result in impacts related to lead; therefore, it is not discussed in this analysis.

b TACs include carcinogens and non-carcinogens.

A project would result in a substantial contribution to an existing air quality violation of the NAAQS or CAAQS for O_3, which is a nonattainment pollutant, if the project's construction or operational emissions would exceed the SCAQMD VOC or NO_x thresholds shown in Table 3.3-1. These emission-based thresholds for O_3 precursors are intended to serve as a surrogate for an "ozone significance threshold" (i.e., the potential for adverse O_3 impacts to occur) because O_3 itself is not emitted directly, and the effects of an individual project's emissions of O_3 precursors (VOCs and NO_x) on O_3 levels in ambient air cannot be determined through air quality models or other quantitative methods.

The following discussion quantitatively evaluates project-generated emissions and impacts that would result from implementation of the proposed project.

Construction Emissions

Proposed construction activities would result in the temporary addition of pollutants to the local airshed caused by on-site sources (i.e., off-road construction equipment, soil disturbance, and VOC off-gassing) and off-site sources (i.e., on-road haul trucks, vendor trucks, and worker vehicle trips). Construction emissions can vary substantially from day to day, depending on the level of activity; the specific type of operation; and, for dust, the prevailing weather conditions. Therefore, an increment of day-to-day variability exists.

Emissions from the construction phase of the proposed project were estimated using the California Emissions Estimator Model (CalEEMod) version 2016.3.2. For emission estimation purposes, construction is assumed to begin in August of 2019 and conclude in April of 2021. A detailed depiction of expected construction schedules—including information regarding phasing, equipment used during each phase, trucks, and worker vehicles—is provided in Appendix B. The analysis assumes a construction start date of August 2019, which represents the earliest date construction would initiate. In the event construction is started later than August 2019, the analysis preformed represents the worst-case scenario for criteria air pollutant emissions because equipment and vehicle emission factors for later years would be slightly less due to more stringent standards for in-use off-road equipment and heavy-duty trucks, as well as fleet turnover replacing older equipment and vehicles in later years.

The construction equipment mix used for estimating the construction emissions of the proposed project is based on information provided by the applicant and is shown in Table 3.3-2. For this analysis, it was assumed that heavy construction equipment would operate 5 days a week during project construction.

Table 3.3-2. Construction Scenario Assumptions

Construction Phase	One-Way Vehicle Trips			Equipment			Schedule	
	Average Daily Worker Trips	*Average Daily Vendor Truck Trips*	*Total Haul Truck Trips*	*Types*	*Quantity*	*Usage Hours*	*Start Date*	*Finish Date*
Demolition	20	-	334	Rubber Tired Dozers	1	8	8/1/2019	10/1/2019
				Tractors/Loaders/ Backhoes	2	8		
Site Prep and Grading	24	-	616	Graders	1	8	11/1/2019	1/1/2020
				Excavators	1	8		
				Rubber Tired Dozers	2	8		
				Tractors/Loaders/ Backhoes	3	8		
Building Construction - Trenching	12	-	-	Trencher	2	8	1/1/2020	6/1/2020
				Tractors/loaders/ backhoes	3	8		
Building Construction	50	20	-	Air Compressors	2	8	1/1/2020	4/1/2021
				Cranes	2	8		
				Forklifts	1	8		
				Generator Sets	2	8		
				Tractors/Loaders/ Backhoes	2	8		
				Welders	3	8		
Paving	16	12	-	Surfacing Equipment	1	8	6/1/2020	7/31/2020
				Pavers	1	8		
				Paving Equipment	1	8		
				Rollers	1	8		
Architectural Coating	16	4	-	Air Compressors	2	8	8/3/2020	4/1/2021
				Aerial Lift	1	8		

Notes: See Appendix B for details. 2 one-way trips will be assumed per worker, per haul truck, and per vendor truck.

Internal combustion engines used by construction equipment, trucks, and worker vehicles would result in emissions of VOCs, NO_x, CO, PM_{10}, and $PM_{2.5}$. PM_{10} and $PM_{2.5}$ emissions would also be generated by entrained dust, which results from the exposure of earth surfaces to wind from the direct disturbance and movement of soil. It is anticipated that no fill material would be imported and 8,700 cubic yards of material would be exported during construction. The proposed project would be required to comply with SCAQMD Rule 403 to control dust emissions during any dust-generating activities. Standard construction practices that would be employed to reduce fugitive dust emissions include watering of the active grading areas up to three times per day, depending on weather conditions. The application of asphalt pavement would also produce VOC emissions; however, the contractor is required to procure asphalt from a supplier in compliance with the requirements of SCAQMD's Rules 1108 (Cutback Asphalt) and/or 1108.1 (Emulsified Asphalt). The proposed project would involve application of architectural coating (e.g., paint and other finishes) for painting of the proposed buildings. The contractor is required to procure architectural coatings from a supplier in compliance with the requirements of SCAQMD's Rule 1113 (Architectural Coatings).

Estimated maximum daily construction criteria air pollutant emissions from all on-site and off-site emission sources is provided in Table 3.3-3.

Table 3.3-3. Estimated Maximum Daily Construction Emissions

Year	VOC	NO_x	CO	SO_x	PM_{10}[a]	$PM_{2.5}$[a]
	pounds per day					
2019	3.98	44.87	22.65	0.05	7.28	4.57
2020	12.11	94.37	64.00	0.13	18.53	9.10
2021	11.61	36.81	36.24	0.07	2.67	1.97
Maximum Daily Emissions	12.11	94.37	64.00	0.13	18.53	9.10
SCAQMD Threshold	*75*	*100*	*550*	*150*	*150*	*55*
Threshold exceeded?	No	No	No	No	No	No

Source: SCAQMD 2015.
Notes: VOC = volatile organic compound; NOx = oxides of nitrogen; CO = carbon monoxide; SOx = sulfur oxides; PM_{10} = coarse particulate matter; $PM_{2.5}$ = fine particulate matter; SCAQMD = South Coast Air Quality Management District.
See Appendix B for detailed results.
a These estimates reflect control of fugitive dust required by SCAQMD Rule 403 (SCAQMD 2005).

As shown in Table 3.3-3, daily construction emissions would not exceed the SCAQMD significance thresholds for VOC, NO_x, CO, SO_x, PM_{10}, or $PM_{2.5}$ during project construction. Therefore, construction impacts of the proposed project would be less than significant, and no mitigation measures are required.

Operational Emissions

Operation of the proposed project would produce VOC, NO_x, CO, SO_x, PM_{10}, and $PM_{2.5}$ emissions associated with vehicular traffic, area sources (consumer products, architectural coatings, landscaping equipment), energy sources (natural gas, appliances, and space and water heating), and stationary sources (emergency generator). CalEEMod was used to estimate daily emissions from these operational sources including modelling the emissions of a 300 kilowatt (kW) diesel-fired emergency generator based on 1 hour per day and 50 hours per year of operation per SCAQMD Rule 1470, which limits emergency generators to 50 hours of use per year for maintenance and testing. CalEEMod default emission factors were used for the proposed generator, corresponding with the install dates.

On-road vehicular emissions associated with the proposed project were modeled using CalEEMod default trip generation rates for retail, residential, and restaurant land uses. Emissions from energy sources include electricity and natural gas combustion for appliances and space and water heating. CalEEMod defaults were also used for area sources (landscape maintenance equipment, consumer products, and architectural coatings for maintenance of buildings).

The applicant proposes to install rooftop solar with a preliminarily estimated nameplate capacity of 240 kW-Direct Current (DC) resulting and an estimated 420 megawatt hour (MWh)-Alternating Current (AC) output. The solar energy output was accounted for in CalEEMod as on-site renewable energy.

Table 3.3-4 summarizes the average daily area, energy, mobile, and stationary source emissions of criteria pollutants that would be generated by the development of the proposed project and how project-generated emissions compare to the SCAQMD thresholds of significance. The values shown are the maximum summer or winter daily emissions (i.e., foreseeable worst case) results from CalEEMod. Details of the emission calculations are provided in Appendix B.

Table 3.3-4. Estimated Maximum Daily Operational Emissions

Emission Source	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
	(pounds per day)					
Area	4.35	0.15	13.36	0.001	0.074	0.074
Energy	0.11	0.94	0.50	0.01	0.075	0.075
Mobile	3.60	16.15	40.96	0.13	10.49	2.88
Stationary	4.43	0.34	11.53	0.002	0.02	0.02
Total	**12.48**	**17.59**	**66.35**	**0.14**	**10.66**	**3.05**
SCAQMD Threshold	***55***	***55***	***550***	***150***	***150***	***55***
Threshold Exceeded?	No	No	No	No	No	No

Source: SCAQMD 2015.
Notes: VOC = volatile organic compound; NOx = oxides of nitrogen; CO = carbon monoxide; SOx = sulfur oxides; PM_{10} = coarse particulate matter; $PM_{2.5}$ = fine particulate matter.
Area sources = consumer product use, architectural coatings, and landscape maintenance equipment. Energy sources = natural gas. Mobile sources = motor vehicles.
See Appendix B for detailed results. The values shown are the maximum summer or winter daily emissions results from CalEEMod.

As shown in Table 3.3-4, the increase in emissions associated with the operation of the proposed project would not exceed the SCAQMD thresholds for VOC, NO_x, CO, SO_x, PM_{10}, or $PM_{2.5}$.

As previously discussed, the SCAB has been designated as a federal nonattainment area for O_3 and $PM_{2.5}$, and a state nonattainment area for O_3, PM_{10}, and $PM_{2.5}$.Construction and operational activities of the proposed project would generate VOC and NO_x emissions (precursors to O_3) and emissions of PM_{10} and $PM_{2.5}$. However, as indicated in Tables 3.3-3 and 3.3-4, project-generated emissions would not exceed the SCAQMD emission-based significance thresholds for VOCs, NOx, PM_{10}, or $PM_{2.5}$, and therefore the proposed project would not cause a cumulatively significant impact.

Cumulative localized impacts would potentially occur if a project were to occur concurrently with another off-site project. Schedules for potential future projects near the project area are currently unknown; therefore, potential impacts associated with two or more simultaneous projects would be considered speculative.[5] However, future projects would be subject to CEQA and would require air quality analysis and, where necessary, mitigation. Criteria air pollutant emissions associated with construction activity of future projects would also be reduced through implementation of control measures required by the SCAQMD. Cumulative PM_{10} and $PM_{2.5}$ emissions would be reduced because all future projects would be subject to SCAQMD Rule 403 (Fugitive Dust), which sets forth general and specific requirements for all sites in the SCAQMD.

Therefore, the proposed project would not result in a cumulatively considerable increase in emissions of nonattainment pollutants, and impacts would be **less than significant** during construction and operation. No mitigation is required

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. Localized project impacts associated with construction criteria air pollutants emissions are assessed below and were determined to be less than significant.

Sensitive Receptors

Sensitive receptors are those individuals more susceptible to the effects of air pollution than the population at large. People most likely to be affected by air pollution include children, the elderly, and people with cardiovascular and chronic respiratory diseases. According to the SCAQMD, sensitive receptors include residences, schools, playgrounds, childcare centers, long-term healthcare facilities, rehabilitation centers, convalescent centers, and retirement homes (SCAQMD 1993). Sensitive receptors near the proposed project site include the following:

- Multi-family residential land uses located to the west of the proposed project site.
- Planned multi-family and existing single-family residential land uses located to the south and east of the project site.
- Civic Center Park, located to the southeast of the project site.

Localized Significance Thresholds

The SCAQMD recommends a localized significance threshold (LST) analysis to evaluate localized air quality impacts to sensitive receptors in the immediate vicinity of a project site as a result of construction activities. The impacts of the proposed project were analyzed using methods consistent with those in the SCAQMD's *Final Localized Significance Threshold Methodology* (SCAQMD 2009). SCAQMD's *Final Localized Significance Threshold Methodology* provides thresholds based on a project site's location, size, and distance to the closest sensitive receptor. The proposed project is located in Source-Receptor Area (SRA) 9 (East San Gabriel Valley), and the project site is 5.3 acres in size. However, active construction would not likely occur on the entire 5.3-acre site at any one time. For sites greater than 5 acres, SCAQMD recommends selecting LST thresholds based on the expected area of active construction, to provide a more representative analysis of the anticipated effects. CalEEMod is used to calculate the expected area of active construction for the project, based on the type of construction and the equipment fleet that would be used (SCAQMD 2011).

[5] The State CEQA Guidelines state that if a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact (14 CCR 15145).

Per SCAQMD's *Final Localized Significance Threshold Methodology* (SCAQMD 2009), the LSTs are only applicable toNO_x, CO, PM_{10}, and $PM_{2.5}$, as these are the localized pollutants of concern. The greatest on-site emissions of NO_x, CO, PM_{10}, and $PM_{2.5}$ generated during construction would occur during grading. Consistent with SCAQMD guidance (SCAQMD 2011), LST thresholds are developed based on the number crawler tractors, graders, rubber tired dozers and scrapers that are being used. As shown in Table 3.3-2, it was assumed that one grader, two rubber tired dozers, and three tractors/loaders/backhoes would be utilized during grading. Of the three tractors/loaders/backhoes, it is conservatively assumed that one crawler tractor is included and the remaining two units would be loaders and backhoes. This assumption is conservative and results in the lowest LST threshold. CalEEMod default values assume that during an 8-hour day, graders, rubber tired dozers, and crawler tractors can each disturb a maximum of 0.5 acres. This results in two acres disturbed per day based on one grader, two rubber tired dozers and one crawler tractor. The SCAQMD LST values for two acres within SRA 9 with a receptor distance of 25 meters (the shortest distance provided by the SCAQMD) were compared to emissions from the proposed project. The closest sensitive receptors are multi-family residential land uses located approximately 50 feet west of the western project site perimeter. The shortest receptor distance available in the SCAQMD LST Methodology and what is assumed for this analysis is 25 meters (82 feet).

Project construction activities would result in temporary sources of on-site criteria air pollutant emissions associated with construction equipment exhaust and dust-generating activities. Off-site emissions from trucks and worker vehicle trips are not included in the LST analysis because they occur off site. The maximum daily on-site construction emissions generated during construction of the proposed project are presented in Table 3.3-5 and are compared to the SCAQMD localized significance criteria for SRA 9 to determine whether project-generated on-site construction emissions would result in potential LST impacts.

Table 3.3-5. Construction Localized Significance Thresholds Analysis

Year	NO_2	CO	PM_{10}	$PM_{2.5}$
	pounds per day (on site)			
2019	40.42	20.58	6.74	4.42
2020	37.72	27.57	6.59	4.27
2021	29.6	27.03	1.51	1.45
Maximum Daily On Site Emissions	**40.42**	**27.57**	**6.74**	**4.42**
SCAQMD LST Criteria	*128*	*953*	*7*	*5*
Threshold Exceeded?	**No**	**No**	**No**	**No**

Source: SCAQMD 2009.
Notes: NO_2 = nitrogen dioxide; CO = carbon monoxide; PM_{10} = particulate matter; $PM_{2.5}$ = fine particulate matter; SCAQMD = South Coast Air Quality Management District; LST = localized significance threshold.
See Appendix B for detailed results.
Localized significance thresholds are shown for a 2-acre project site and a distance of 25 meters (82 feet) to the nearest sensitive receptor.

As shown in Table 3.3-5, proposed construction activities would not generate emissions in excess of site-specific LSTs; therefore, localized project construction impacts would be less than significant. No mitigation is required.

CO Hotspots

Traffic-congested roadways and intersections have the potential to generate localized high levels of CO. Localized areas where ambient concentrations exceed federal and/or state standards for CO are termed CO "hotspots." CO transport is extremely limited and disperses rapidly with distance from the source. Under certain extreme

meteorological conditions, however, CO concentrations near a congested roadway or intersection may reach unhealthy levels, affecting sensitive receptors. Typically, high CO concentrations are associated with severely congested intersections operating at an unacceptable level of service (LOS) (LOS E or worse is unacceptable). Projects contributing to adverse traffic impacts may result in the formation of a CO hotspot. Additional analysis of CO hotspot impacts would be conducted if a project would result in a significant impact or contribute to an adverse traffic impact at a signalized intersection that would potentially subject sensitive receptors to CO hotspots.

The Code of Federal Regulations (CFR) Procedures for Determining Localized CO, PM_{10}, and $PM_{2.5}$ Concentrations (hot-spot analysis), states that "CO, PM_{10}, and $PM_{2.5}$ hot-spot analyses are not required to consider construction-related activities, which cause temporary increases in emissions. Each site which is affected by construction-related activities shall be considered separately, using established 'Guideline' methods. Temporary increases are defined as those which occur only during the construction phase and last five years or less at any individual site" (40 CFR 93.123(c)(5)). While project construction would involve on-road vehicle trips from trucks and workers during construction, construction activities are considered temporary. As a result, the proposed construction activities would not require a project-level construction hotspot analysis.

Projects contributing to adverse traffic impacts may result in the formation of CO hotspots. To verify that the proposed project would not cause or contribute to a violation of the CO standard, a screening evaluation of the potential for CO hotspots was conducted. The traffic impact study for the proposed project, which is included in this IS/MND as Appendix H, evaluated whether there would be a decrease in the LOS (i.e., increased congestion) at the intersections affected by the proposed project. The potential for CO hotspots was evaluated based on the results of the traffic impact study. The California Department of Transportation Institute of Transportation Studies Transportation Project-Level Carbon Monoxide Protocol (CO Protocol; Caltrans 2010) was followed for this analysis. CO hotspots are typically evaluated when (1) the level of service (LOS) of an intersection decreases to LOS E or worse; (2) signalization and/or channelization is added to an intersection; and (3) sensitive receptors such as residences, schools, and hospitals are located in the vicinity of the affected intersection or roadway segment.

The proposed project's traffic impact study evaluated 11 intersections under AM and PM peak hours. As determined by the traffic impact study, LOS at these intersections would not decrease to LOS E or worse as a result of the project; therefore, further analysis is not required. Accordingly, the proposed project would not generate traffic that would contribute to potential adverse traffic impacts that may result in the formation of CO hotspots. In addition, due to continued improvement in vehicular emissions at a rate faster than the rate of vehicle growth and/or congestion, the potential for CO hotspots in the SCAB is steadily decreasing. Based on these considerations, the proposed project would result in a less than significant impact with regard to potential CO hotspots. No mitigation is required.

Toxic Air Contaminants

Toxic air contaminants (TACs) are defined as substances that may cause or contribute to an increase in deaths or in serious illness, or that may pose a present or potential hazard to human health. As discussed under the LST analysis, the nearest sensitive receptors are multi-family residential land uses located to the west of the proposed project site.

Health effects from carcinogenic air toxics are usually described in terms of cancer risk. The SCAQMD recommends an incremental cancer risk threshold of 10 in 1 million. "Incremental cancer risk" is the net increased likelihood

that a person continuously exposed to concentrations of TACs resulting from a project over a 9-, 30-, and 70-year exposure period will contract cancer based on the use of standard Office of Environmental Health Hazard Assessment (OEHHA) risk-assessment methodology (OEHHA 2015). In addition, some TACs have non-carcinogenic effects. The SCAQMD recommends a Hazard Index of 1 or more for acute (short-term) and chronic (long-term) non-carcinogenic effects.[6] TACs that would potentially be emitted during construction activities associated with development of the proposed project would be diesel particulate matter.

Diesel particulate matter emissions would be emitted from heavy equipment operations and heavy-duty trucks. Heavy-duty construction equipment is subject to a California Air Resources Board (CARB) Airborne Toxics Control Measure for in-use diesel construction equipment to reduce diesel particulate emissions. As described for the LST analysis, PM_{10} (representative of diesel particulate matter) exposure would be minimal. According to the OEHHA, health risk assessments (which determine the exposure of sensitive receptors to toxic emissions) should be based on a 30-year exposure period for the maximally exposed individual resident. However, such assessments should also be limited to the period/duration of activities associated with the project. The duration of the proposed construction activities would constitute a small percentage of the total 30-year exposure period. The construction period for the proposed project would be approximately 20 months, after which construction-related TAC emissions would cease. Due to this relatively short period of exposure and minimal particulate emissions on site, TACs generated during construction would not be expected to result in concentrations causing significant health risks.

Following completion of on-site construction activities, the proposed project would not involve routine operational activities that would generate TAC emissions other than intermittent maintenance and testing of the diesel emergency generator, which would be limited to 50 hours per year. (SCAQMD Rule 1470 limits operation of emergency generators to 50 hours per year for maintenance and testing). Due to this relatively short period of exposure, small engine size of the emergency generator (300 kW), and minimal on-site particulate emissions from other sources, TACs generated during operation would not result in concentrations causing significant health risks.

For the reasons described above, the project would not result in substantial TAC exposure to sensitive receptors in the vicinity of the proposed project, and impacts would be less than significant. No mitigation is required.

Health Effects of Criteria Air Pollutants

Construction of the proposed project would generate criteria air pollutant emissions; however, the project would not exceed the SCAQMD mass-emission thresholds.

Health effects associated with O_3 include respiratory symptoms, worsening of lung disease leading to premature death, and damage to lung tissue (CARB 2019). VOCs and NO_x are precursors to O_3, for which the SCAB is designated as nonattainment with respect to the NAAQS and CAAQS. Thus, existing O_3 levels in the SCAB are at unhealthy levels during certain periods. Because the proposed project would not involve construction or operational activities that would result in O_3 precursor emissions (VOC or NO_x) in excess of the SCAQMD thresholds, the project is not anticipated to substantially contribute to regional O_3 concentrations and the associated health impacts.

[6] Non-cancer adverse health risks are measured against a hazard index, which is defined as the ratio of the predicted incremental exposure concentrations of the various non-carcinogens from the project to published reference exposure levels that can cause adverse health effects.

Exposure to NO_2 and NO_x can irritate the lungs, cause bronchitis and pneumonia, lower resistance to respiratory infections, and enhance allergic responses (CARB 2019). Project construction and operation would not exceed the SCAQMD NO_x threshold, and existing ambient NO_2 concentrations are below the NAAQS and CAAQS. Thus, implementation of the proposed project is not expected to exceed the NO_2 standards or contribute to associated health effects.

Health effects associated with CO include chest pain in patients with heart disease, headache, light-headedness, and reduced mental alertness (CARB 2019). CO tends to be a localized impact associated with congested intersections. CO hotspots were discussed previously as a less than significant impact. Thus, the proposed project's CO emissions would not contribute to the health effects associated with this pollutant.

Particulate matter exposure has been linked to a variety of problems, including premature death in people with heart or lung disease, nonfatal heart attacks, irregular heartbeat, aggravated asthma, decreased lung function, and increased respiratory symptoms such as irritation of the airways, coughing, or difficulty breathing (EPA 2016). The SCAB is designated as nonattainment for PM_{10} under the CAAQS and nonattainment for $PM_{2.5}$ under the NAAQS and CAAQS. Implementation of the proposed project would not generate emissions of PM_{10} or $PM_{2.5}$ that would exceed the SCAQMD's thresholds. Accordingly, the proposed project's PM_{10} and $PM_{2.5}$ emissions are not expected to cause any increase in related regional health effects for these pollutants. Impacts would be less than significant. No mitigation is required.

In summary, the proposed project would not result in a potentially significant contribution to regional concentrations of non-attainment pollutants and would not result in a significant contribution to the adverse health effects associated with those pollutants. Impacts would be **less than significant**. No mitigation is required.

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. The occurrence and severity of potential odor impacts depend on numerous factors. The nature, frequency, and intensity of the source; wind speed and direction; and the sensitivity of receiving location each contribute to the intensity of the impact. Although offensive odors seldom cause physical harm, they can be annoying, cause distress among the public, and generate citizen complaints.

During project construction, exhaust from equipment may produce discernible odors typical of most construction sites. Potential odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment. However, such odors would disperse rapidly from the project site and generally occur at magnitudes that would not affect substantial numbers of people. Accordingly, impacts associated with odors during construction would be less than significant.

SCAQMD provides a list of land uses associated with odor concerns, which include agricultural uses, wastewater treatment plants, food-processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding (SCAQMD 1993). The proposed project includes operation of residences, retail, and restaurant spaces, which are not anticipated to generate odors and does not result in operation of the types of land uses listed in SCAQMD's screening criteria. For the reasons described above, project construction and operation would result in an odor impact that would be **less than significant**. No mitigation is required.

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3.4 Biological Resources

	Potentially Significant Impact	Less Than Significant Impact 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 Game 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, regulations, or by the California Department of Fish and Game 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?	☐	☐	☐	☒

a) Would the project 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 Game or U.S. Fish and Wildlife Service?

No Impact. Fifty-eight plant species and forty-nine wildlife species have recorded occurrences in the U.S. Geologic Survey's *Baldwin Park, California* 7.5-minute topographic quadrangle and surrounding quadrangles (CDFW 2019, CNPS 2019); however, no native habitat is located on the project site or on the adjacent properties. The project site is located in an urbanized area (downtown Covina) and is surrounded

by urban land uses. The project site is fully developed with paved areas and structures. Vegetation on the project sites consists of several shrubs within a planter along the site's San Bernardino Road frontage and a small section of ornamental landscaping separating the northern segment of the site from the City's Metrolink parking structure. Given this, the project site is not a location that supports habitat for candidate, sensitive, or special-status species. As stated in the TCSP, the planning area is a "developed, urban environment completely surrounded by urban development, and as such is free of rich biological habitat and other sensitive environmental features" and "does not include important habitat for special-status species" (City of Covina 2004). For these reasons, no special-status species are expected to occur in the project area, and development of the proposed project would not remove or modify suitable habitat for special-status species. As such, **no impact** to candidate, sensitive, or special-status species would occur.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. There are no riparian habitat areas located on or within the vicinity of the project site (USFWS 2017). As stated in the TCSP, there are no surface water features in the TCSP area (City of Covina 2004). Vegetation on the site consists of sparse ornamental plantings that do not constitute a sensitive natural community. As such, **no impact** to riparian habitats or other sensitive natural communities would occur as a result of project implementation.

c) Would the project 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?

No Impact. There are no wetlands located on or adjacent to the project site (USFWS 2017). As stated in the TCSP, there are no surface water features in the TCSP area (City of Covina 2004). As such, the project would have **no impact** on federally protected wetlands.

d) Would the project 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?

Less Than Significant with Mitigation Incorporated. There are no wetlands or water bodies within the project area; therefore, the proposed project would have no potential to affect the movement of migratory fish. No native habitat is located on the project site or on the adjacent properties. The project site is located in an urbanized area (downtown Covina) and is surrounded by urban land uses. The project site is fully developed with paved areas and structures. Vegetation on the project sites consists of several shrubs within a planter along the site's San Bernardino Road frontage and a small section of ornamental landscaping separating the northern segment of the site from the Covina Metrolink parking structure. Given this, the project site is not a location that supports habitat for wildlife species or that could serve as a wildlife corridor or native wildlife nursery site. However, there is some vegetation on and adjacent to the project site that would have the potential to provide nesting sites for birds that are protected under Section 3503.5 of the Fish and Game Code and under the Migratory Bird Treaty Act of 1918 (MBTA). Specifically, there is a dense row of ornamental vegetation separating the project site from the Covina Metrolink parking structure to the north. Due to the proximity of one of the existing on-site structures to this strip of vegetation, demolition of the

structure would result in disturbance and/or removal of this vegetation. In the event that nesting birds are using the trees, project construction could result in a significant impact. However, implementation of mitigation measure **MM-BIO-1** would ensure that impacts to nesting birds would be less than significant. Once the proposed project has been constructed, construction-related disturbances would not occur, and landscaping trees would be planted on the project site. As such, the site would continue to provide potential nesting sites in an urban environment, consistent with existing conditions. Therefore, long-term impacts to nesting and migratory birds would not be significant. Construction impacts to nesting birds would be **less than significant with mitigation incorporated**. No further mitigation is required.

MM-BIO-1 If vegetation removal and/or outdoor construction activities will occur during the migratory bird nesting season (i.e., between February 15 and August 31), preconstruction surveys for nesting migratory birds and raptors shall be conducted by a qualified biologist, up to 14 days before initiation of construction activities. The qualified biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone (500-foot radius within suitable raptor nesting habitat) to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds and/or raptors. If active nest(s) are identified during the preconstruction survey, a qualified biologist shall flag and demarcate the location of nesting birds and/or raptors. Temporary avoidance of active nests, including the enforcement of an avoidance buffer as determined by the qualified biological monitor, shall be required until the qualified biological monitor has verified that the young have fledged or the nest has otherwise become inactive. The biological monitor shall have the authority to cease construction if there is any sign of distress to a raptor or migratory bird.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The City's Heritage Trees are protected by the Municipal Code Chapter 17.83, which sets forth the provisions of the City's Tree Preservation Ordinance. This ordinance prohibits the damaging of designated heritage trees within the City. Heritage trees are defined in Section 17.83.020 of the ordinance as all species of oak tree and as any individual tree or groups of trees that have been specifically designated as heritage trees by the City Council (Covina Municipal Code Chapter 17.83).

As stated above in 3.4(b) and 3.4(d), there are no trees, vegetation, or landscaping on the project site or within the general vicinity of the project site. No trees would be removed as part of the proposed project and the project would not conflict with any local policies or ordinances protecting biological resources. **No impact** would occur.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The General Plan does not designate any portions of the City as being within a habitat conservation plan (City of Covina 2000). Furthermore, the project area is not within any of the regional conservation plans designated by the state (CDFW 2019b). Therefore, implementation of the project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. **No impact** would occur.

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3.5 Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact 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 dedicated cemeteries?	☐	☒	☐	☐

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

No Impact. The project site is located within a developed, urban context. No previously recorded historical resources were identified on the project site or in the immediate vicinity as a result of the cultural resources records search (Appendix C). However, because the existing concrete buildings were built between 1952 and 1965, a historic evaluation was conducted for the project site. The evaluation found that none of the existing buildings were associated with: a) historical events, b) the history and development of the City, c) an architect of historical significance or, d) a larger historical district. As such, and due to historic alterations to the existing buildings that have affected their integrity, the project site was determined ineligible for listing in the National Register of Historic

Places (NRHP) and the California Register of Historical Resources (CRHR) and is not considered eligible for a local designation or a City of Covina Landmark or Structure of Merit as per the City's Municipal Code 17.81.050. While some historical resources are also considered archaeological resources, such resources are addressed in Section 3.3(b), as part of the discussion of archaeological resources.

The nearest previously recorded cultural resources to the project site are the Mojave Road and the Covina Theater. The Mojave Road is designated California Historical Landmark No. 963, a segment of which lies approximately three blocks south of the project site. The Mojave Road was once utilized as a Native American trail, a federal government supply and mail route, and a freight route (Appendix C). The Covina Theater (Center for the Performing Arts) is located approximately 0.3 mile south of the project site at 104 North Citrus Avenue. The proposed project would not include any construction-related activities in the immediate vicinity of either historic resource. Upon project operation, the proposed project would not include a land use that would contribute to a substantial adverse change in the significance of either historic resource. Therefore, **no impact** would occur.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant with Mitigation Incorporated. In order to determine the archaeological sensitivity of the project site, a cultural resources report was compiled. The report includes records search results, Sacred Lands File search results, and communication with local Native American groups.

A California Historical Resources Information System (CHRIS) records search was conducted at the South Central Coastal Information Center (SCCIC) for the project site and surrounding area within a one-half mile radius. The results of the records search are included as Appendix C of this document. The CHRIS search included a review of the NRHP, the CRHR, the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, and the California State Historic Resources Inventory list. The records search also included a review of all available historic U.S. Geological Survey 7.5- and 15-minute quadrangle maps.

No previously recorded resources were identified within the project area as a result of the SCCIC records search. However, the SCCIC records search identified five previous studies and two previously recorded cultural resources within a half-mile radius of the project area. One of the previously recorded cultural resources is a built environment resource (the Covina Theater) and another is the Mojave Road, which is a historical landmark.

As part of the process of identifying cultural resources within or near the project site, the Native American Heritage Commission (NAHC) was contacted to request a review of the Sacred Lands File (SLF). The NAHC responded stating that the SLF search was returned with negative results. A Native American Tribal Consultation List was also provided in the NAHC response letter. Tribal groups on this list and otherwise known to have affiliations to the project vicinity were contacted. Chairperson Andrew Salas of the Gabrieleno Band of Mission Indians responded and expressed concern over the presence of several Gabrieleno villages near the project area.

Because the project site is completely developed (containing structures and paved surfaces), an archaeological survey was not conducted for the project. However, the presence of known Gabrieleno villages in the surrounding area indicates that the project area may be sensitive for buried cultural resources below the existing infrastructure (Appendix C). As such, there is a possibility of encountering previously undiscovered

archaeological resources at subsurface levels during ground-disturbing activities associated with the proposed project. Implementation of mitigation measure **MM-CUL-1** would ensure that potential impacts to archaeological resources during construction activities are reduced to below a level of significance. Impacts would therefore be **less than significant with mitigation incorporated**. No further mitigation is required.

MM-CUL-1 Native American and archaeological monitoring of all project-related ground-disturbance activities shall be required. A Native American monitor who has familiarity with the local archaeology, as well as an archaeological monitor, shall be retained at the expense of the applicant. Monitoring activities shall be conducted under the direction of an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology. If archaeological and Native American resources are encountered during ground-disturbing activities, all earth-disturbing work within 50 feet of the discovery shall be temporarily suspended or redirected until an archaeologist and a Native American Monitor has evaluated the nature and significance of the find. Evaluation of significance for the find may include the determination of whether or not the find qualifies as an archaeological site. Depending upon the significance of the find under CEQA (California Code of Regulations Title 14 Section 15064.5(f); Public Resources Code Section 21082), the archaeologist may exhaust the data potential of the find through the process of field-level recordation and allow work to continue. If the discovery proves significant under CEQA, additional work such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted.

c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant with Mitigation Incorporated. There is no indication that human remains are present within the boundaries of the project site. In the unlikely event that excavation activities during construction inadvertently uncover buried human remains, implementation of **MM-CUL-2** would reduce potential impacts below a level of significance. Impacts would therefore be **less than significant with mitigation incorporated**. No further mitigation is required.

MM-CUL-2 In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she shall notify the Native American Heritage Commission (NAHC) in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendent from the deceased Native American. The most likely descendent shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

References

None.

3.6 Energy

	Potentially Significant Impact	Less Than Significant Impact 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?	☐	☐	☒	☐

a) Would the project result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact. The construction and operation of the proposed project would require the consumption of energy resources in several forms at the proposed project site and within the proposed project site area. In general, the aggregated-temporary (approximate 20-month), construction energy consumption would be less than energy consumed during the long-term operation of the facility. An overview of the forms of energy consumption for construction and operation is provided as follows:

Construction Energy Consumption

1. Temporary Direct Electrical Service: Energy Provided by Southern California Edison (SCE)
   - Construction site lighting;
   - Computer equipment; and
   - Temporary construction trailer operation
2. Fossil Fuels (Diesel and Gasoline)
   - Off-road construction equipment
   - Diesel-fired electric generators
   - Worker vehicles, vender trucks, and haul trucks

Operational Energy Consumption

1. Direct Electrical Service: Energy Provided by SCE
   - Building heating, ventilation, and air conditioning (HVAC)
   - Lighting: interior and exterior facilities
   - Computer, audio and video equipment; and
   - Appliances

2. Indirect Energy Consumption
    - Supply, distribution, and treatment of water and wastewater; solid waste
3. Fossil Fuels (Diesel and Gasoline) Transportation
    - Townhome Residences;
    - Retail employees, delivery, and customers; and
    - Restaurant employees, delivery, and customers.

Construction and operational energy consumption is evaluated in detail below.

Construction

Electricity

Temporary electric power for as-necessary lighting and electronic equipment (such as computers inside temporary construction trailers) would be provided by SCE. The electricity used for such activities would be temporary and would be substantially less than that required for project operation and would have a negligible contribution to the project's overall energy consumption.

Natural Gas

Natural gas is not anticipated to be required during construction of the proposed project. Fuels used for construction would primarily consist of diesel and gasoline, which are discussed below under the "petroleum" subsection. Any minor amounts of natural gas that may be consumed as a result of project construction would be substantially less than that required for project operation and would have a negligible contribution to the project's overall energy consumption.

Petroleum

Heavy-duty construction equipment associated with demolition and construction activities would rely on diesel fuel, as would vendor trucks involved in delivery of materials to the project site. Construction workers would travel to and from the project site throughout the duration of construction. It is assumed in this analysis that construction workers would travel in gasoline-powered light-duty vehicles.

Heavy-duty construction equipment of various types would be used during each phase of project construction. Appendix B lists the assumed equipment usage for each phase of construction. The project's construction equipment is estimated to operate a total combined 44,888 hours.

Fuel consumption from construction equipment was estimated by converting the total carbon dioxide (CO_2) emissions from each construction phase to gallons using the conversion factors for CO_2 to gallons of gasoline or diesel. Construction is estimated to occur in 2019 through 2021 based on the construction phasing schedule. The analysis assumes a construction start date of August 2019, which represents the earliest date construction would initiate. In the event construction is started later than August 2019, the analysis preformed represents the worst-case scenario for energy consumption, because equipment and vehicle efficiencies for later years would be slightly greater due to more stringent standards for in-use off-road equipment and heavy-duty trucks, as well as fleet turnover replacing older equipment and vehicles in later years.

The conversion factor for gasoline is 8.78 kilograms per metric ton CO_2 per gallon, and the conversion factor for diesel is 10.21 kilograms per metric ton CO_2 per gallon (The Climate Registry 2018). The estimated diesel fuel usage from construction equipment is shown in Table 3.6-1.

Table 3.6-1. Construction Equipment Diesel Demand (Off-Road Equipment)

Phase	Pieces of Equipment	Equipment CO_2 (MT)	kg/CO_2/Gallon	Gallons
Demolition	3	37.37	10.21	3,659.8
Site Prep and Grading	7	76.05	10.21	7,448.2
Trenching	5	100.75	10.21	9,867.7
Building Construction	12	668.45	10.21	65,470.5
Paving	4	36.22	10.21	3,547.4
Architectural Coating	3	72.28	10.21	7,079.7
			Total	97,073.3

Sources: Pieces of equipment and equipment CO_2 (Appendix B); kg/CO_2/Gallon (The Climate Registry 2018).
Notes: CO_2 = carbon dioxide; MT = metric ton; kg = kilogram.

Fuel consumption from worker, vendor, and haul truck trips are estimated by converting the total CO_2 emissions from each construction phase to gallons using the conversion factors for CO_2 to gallons of gasoline or diesel. Worker vehicles are assumed to be gasoline and vendor/hauling vehicles are assumed to be diesel. Calculations for total worker, vendor, and haul truck fuel consumption are provided in Table 3.6-2, Table 3.6-3, and Table 3.6-4.

Table 3.6-2. Construction Worker Gasoline Demand

Phase	Trips	Vehicle MT CO_2	kg/CO_2/Gallon	Gallons
Demolition	880	4.64	8.78	528.3
Site Prep and Grading	1,056	5.56	8.78	633.6
Trenching	1,308	6.68	8.78	761.4
Building Construction	16,350	83.03	8.78	9,457.1
Paving	720	3.68	8.78	419.1
Architectural Coating	2,784	14.06	8.78	1,601.3
			Total	13,400.7

Sources: Trips and vehicle CO_2 (Appendix B); kg/CO_2/Gallon (The Climate Registry 2018).
Notes: MT = metric ton; CO_2 = carbon dioxide; kg = kilogram.

Table 3.6-3. Construction Vendor Diesel Demand

Phase	Trips	Vehicle MT CO_2	kg/CO_2/Gallon	Gallons
Demolition	0	0	10.21	0
Site Prep and Grading	0	0	10.21	0
Trenching	0	0	10.21	0
Building Construction	6,540	81.24	10.21	7,956.7
Paving	540	6.72	10.21	658.0
Architectural Coating	696	8.63	10.21	845.6
			Total	9,460.3

Sources: Trips and vehicle CO_2 (Appendix B); kg/CO_2/Gallon (The Climate Registry 2018).
Notes: MT = metric ton; CO_2 = carbon dioxide; kg = kilogram.

Table 3.6-4. Construction Haul Truck Diesel Demand

Phase	Trips	Vehicle MT CO_2	kg/CO_2/Gallon	Gallons
Demolition	0	0	10.21	0
Site Prep and Grading	0	0	10.21	0
Trenching	616	23.48	10.21	2,299.7
Building Construction	0	0	10.21	0
Paving	0	0	10.21	0
Architectural Coating	0	0	10.21	0
			Total	2,299.7

Sources: Trips and vehicle CO_2 (Appendix B); kg/CO_2/Gallon (The Climate Registry 2018).
Notes: MT = metric ton; CO_2 = carbon dioxide; kg = kilogram.

In summary, construction of the project is conservatively anticipated to consume 13,401 gallons of gasoline and 108,833 gallons of diesel over approximately 20 months. By comparison, California's consumption of petroleum is approximately 74.8 million gallons per day. Based on these assumptions, approximately 55.6 billion gallons of petroleum would be consumed in California over the course of the construction period (EIA 2017). Within Los Angeles County, approximately 9,997 million gallons of petroleum (gasoline and diesel) would be consumed over the course of the construction period (CARB 2018). Therefore, impacts associated during construction would be less than significant. No mitigation is required.

Operation

Electricity

Operation of the project upon buildout would require electricity for multiple purposes, including cooling, lighting, appliances, and various equipment. Additionally, the supply, conveyance, treatment, and distribution of water and wastewater would indirectly result in electricity usage. Electricity consumption associated with project operation is based on CalEEMod outputs presented in Appendix B.

CalEEMod default values for energy consumption for each land use were applied for the project analysis. The project involves both residential and non-residential uses. For residential energy use, CalEEMod uses data collected during the Residential Appliance Saturation Survey to develop energy intensity values (electricity and natural gas per square foot per year). The energy use from non-residential land uses is calculated in CalEEMod based on the California Commercial End-Use Survey database. For parking lots, CalEEMod includes calculation of energy use from lighting, ventilation, and elevators in parking lots and structures. Energy use in buildings (both natural gas and electricity) is divided by the program into end use categories subject to California Building Standards Code (Title 24) requirements (end uses associated with the building envelope, such as the HVAC system, water heating system, and integrated lighting) and those not subject to California Building Standards Code requirements (such as appliances, electronics, and miscellaneous "plug-in" uses).

The California Building Standards Code serves to enhance and regulate California's building standards. The Building Energy Efficiency Standards are part of the California Building Standards Code (specifically, Part 6 of Title 24). The most recent version of the Building Energy Efficiency Standards is referred to as the "2016 Building Energy Efficiency Standards" and went into effect in January 2017. Energy consumption would be reduced through installation of high-efficiency lighting incorporated in the parking garage and all common

areas. In addition to installing LED lighting in all common areas, non-security or wayfinding lighting would include motion sensors to ensure that energy used for lighting is only used when needed. The applicant proposes to generate some energy on site, offsetting energy from the gird, via installation of rooftop solar with a preliminarily estimated nameplate capacity of 240 kW-DC resulting and an estimated 420 MWh-AC output. As a result, the proposed project would consume approximately 1,840,108 kilowatt-hours (kWh) per year during operation. For comparison, in 2017 the total residential and non-residential electricity demand in Los Angeles County was 67,569,242,472 kWh (CEC 2018).

Natural Gas

Project operation would require natural gas for various purposes, including water heating and natural gas appliances. Natural gas consumption associated with operation is based on the CalEEMod outputs (see Appendix B).

CalEEMod default values for energy consumption for each land use were applied for the project analysis. For residential energy use, CalEEMod uses data collected during the Residential Appliance Saturation Survey to develop energy intensity values (electricity and natural gas per square foot per year). The energy use from non-residential land uses is calculated in CalEEMod based on the California Commercial End-Use Survey database. Energy use in buildings (both natural gas and electricity) is divided by the program into end use categories subject to California Building Standards Code requirements (end uses associated with the building envelope, such as the HVAC system, water heating system, and integrated lighting) and those not subject to California Building Standards Code requirements (such as appliances, electronics, and miscellaneous "plug-in" uses). Based on CalEEMod estimations, the proposed project would consume approximately 3,664,458 kilo-British Thermal Units (kBtu) per year. For comparison, in 2017 the non-residential natural gas use within Los Angeles County was 295,601,223,219 kBtu (CEC 2018).

Petroleum

During operations, the majority of fuel consumption resulting from the project would involve the use of motor vehicles traveling to and from the project site including townhome residents, retail and restaurant customers, deliveries, and employees.

Petroleum fuel consumption associated with motor vehicles traveling to and from the project site is a function of the vehicle miles traveled (VMT) as a result of project operation. The annual VMT attributable to the proposed project is expected to be 4,453,673 VMT (Appendix B). Similar to the construction worker and vendor trips, fuel consumption from operational trips are estimated by converting the total CO_2 emissions from operation of the project to gallons using the conversion factors for CO_2 to gallons of gasoline or diesel. Based on the annual fleet mix provided in CalEEMod, 92.3% of the fleet range from light-duty to medium-duty vehicles and motorcycles are assumed to run on gasoline. The remaining 7.7% of vehicles represent medium-heavy duty to heavy-duty vehicles and buses and are assumed to run on diesel.

Calculations for annual mobile source fuel consumption are provided in Table 3.6-4 (gasoline) and Table 3.6-5 (diesel).

Table 3.6-5. Annual Mobile Source Gasoline Demand

	Vehicle MT CO_2	kg/CO_2/Gallon	Gallons
Operation	1,839.41	8.78	209,500.54

Sources: Trips and vehicle CO_2 (Appendix B); kg/CO_2/Gallon (The Climate Registry 2018).
Notes: MT = metric ton; CO_2 = carbon dioxide; kg = kilogram

Table 3.6-6. Annual Mobile Source Diesel Demand

	Vehicle MT CO_2	kg/CO_2/Gallon	Gallons
Operation	154.33	10.21	15,115.97

Sources: Trips and vehicle CO_2 (Appendix B); kg/CO_2/Gallon (The Climate Registry 2018).
Notes: MT = metric ton; CO_2 = carbon dioxide; kg = kilogram

Over the lifetime of the project, the fuel efficiency of vehicles used by townhome residents, retail and restaurant customers, and employees, as well as vehicles used for deliveries to the project site, is expected to increase. As such, the amount of petroleum consumed as a result of vehicular trips to and from the project site during operation would decrease over time. There are numerous regulations in place that require and encourage increased fuel efficiency. For example, CARB has adopted an approach to passenger vehicles by combining the control of smog-causing pollutants and GHG emissions into a single, coordinated package of standards. The approach also includes efforts to support and accelerate the number of plug-in hybrids and zero-emissions vehicles in California (CARB 2013). Additionally, in response to Senate Bill 375, CARB adopted the goal of reducing per-capita GHG emissions from 2005 levels by 8% by 2020, and 18% by 2035 for light-duty passenger vehicles in the SCAG planning area. As such, operation of the project is expected to use decreasing amounts of petroleum over time due to advances in fuel economy.

Summary

The proposed project would create additional electricity and natural gas demand by adding new residential housing units and commercial space. However, the project would be subject to the 2016 Building Energy Efficiency Standards, which apply to new construction and regulate energy consumed for heating, cooling, ventilation, water heating, and lighting. Compliance with the 2016 Building Energy Efficiency Standards would ensure that the energy efficiency of the proposed buildings is maximized to the extent feasible. Furthermore, as described above, the proposed project would incorporate solar panels, which would partially offset its energy demand.

Similarly, the project would be associated with increased petroleum use during construction and operation. However, the use would be a small fraction of state- and County-wide use and, due to advances in fuel economy, vehicles would use less petroleum over time. Additionally, the proposed project would be situated approximately 500 feet from the Covina Metrolink Station, which is within a walkable distance. The project is also located in downtown Covina, in walking distance to stores and restaurants. As such, the location of the project would encourage residents and retail/restaurant patrons to access the site via walking and/or public transit. The location of the project would, therefore, maximize the project's efficiency relative to petroleum use. For these reasons, the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy. Impacts would be **less than significant**, and no mitigation is required.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. The proposed project would be subject to state regulations for energy efficiency, namely, California's Building Energy Efficiency Standards and CalGreen, both of which are set forth in the California Code of Regulations, Title 24. California's Building Energy Efficiency Standards were established in 1978 and serve to enhance and regulate California's building standards. These standards include regulations for residential and non-residential buildings constructed in California to reduce energy demand and consumption. The Building Energy Efficiency Standards are updated periodically (every 3 years) to incorporate and consider new energy efficiency technologies and methodologies. CALGreen institutes mandatory minimum environmental performance standards for all ground-up, new construction of commercial, low-rise residential, and state-owned buildings, as well as schools and hospitals. The 2016 CALGreen standards became effective on January 1, 2017. The proposed project would meet Building Energy Efficiency Standards and CALGreen standards to reduce energy demand and increase energy efficiency.

At a regional level, the proposed project would be subject to the policies set forth in SCAG's 2016 RTP/SCS. The RTP/SCS is a regional growth-management strategy that targets per capita GHG reduction from passenger vehicles and light-duty trucks in the Southern California region pursuant to SB 375. In addition to demonstrating the region's ability to attain and exceed the GHG emission-reduction targets set forth by CARB, the 2016 RTP/SCS outlines a series of actions and strategies for integrating the transportation network with an overall land use pattern that responds to projected growth, housing needs, changing demographics, and transportation demands. Thus, successful implementation of the 2016 RTP/SCS would result in more complete communities with a variety of transportation and housing choices, while reducing automobile use. With regard to individual developments, such as the project, the strategies and policies set forth in the 2016 RTP/SCS include improved energy efficiency. The 2016 RTP/SCS goal is to actively encourage and create incentives for energy efficiency, where possible. As discussed previously, the project would comply with the 2016 CALGreen standards. Additionally, the project would include rooftop solar with a preliminarily estimated nameplate capacity of 240 kW-DC resulting and an estimated 420 MWh-AC output. Finally, high-efficiency lighting would be incorporated in the parking garage and all common areas. In addition to installing LED lighting in all common areas, non-security or wayfinding lighting would include motion sensors to ensure that energy used for lighting is only used when needed. For these reasons, the proposed project would be consistent with the SCAG 2016 RTP/SCS.

At a local level, the proposed project would be subject to the City's Energy Action Plan (EAP). In 2012, twenty-seven of the thirty-one San Gabriel Valley Council of Government (SGVCOG) member agencies, including the City of Covina, participated in an EAP project, funded by California utility ratepayers and administered by SCE. The funding was awarded to the SVGCOG to implement activities to achieve statewide energy efficiency goals. The resulting City of Covina EAP is therefore part of a unified regional framework for meeting long-term energy efficiency goals. The City's EAP identifies a comprehensive set of electricity-related energy efficiency targets, goals, policies, and actions to help the City become more energy efficient. The project would be consistent with the EAP and would specifically further implementation of the following policies (City of Covina 2012):

- Policy 3.1: Maximize the energy-efficient design and orientation of new, remodeled, and renovated buildings through voluntary sustainability building standards.
- Policy 3.2: Encourage the use of energy-efficient appliances and equipment in new buildings.

Project compliance with the 2016 CALGreen standards further demonstrates the project's consistency with the City of Covina's EAP.

The proposed project would follow applicable energy standards and regulations during construction. In addition, the proposed project would be built and operated in accordance with all existing, applicable regulations at the time of construction. As such, the proposed project would not conflict with existing energy standards and regulations; therefore, impacts during construction and operation of the proposed project would be **less than significant**. No mitigation is required.

References

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3.7 Geology and Soils

	Potentially Significant Impact	Less Than Significant Impact 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 earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☒	☐	☐

a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact. A preliminary geotechnical report was prepared for the proposed project by Leighton and Associates, Inc. (Leighton) and is included as Appendix D to this document. Investigations conducted by Leighton included a literature review of active faults in the area. The review indicated that there are no known active faults traversing the project site. The closest known active or potentially active fault is the San Jose fault, located approximately three miles southeast of the project site (Appendix D). Therefore, the proposed project is not expected to expose people or structures to ground rupture from a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map. Furthermore, project construction and operation would not increase the probability or exacerbate the potential for fault rupture to occur. **No impact** would occur.

ii) Strong seismic ground shaking?

Less Than Significant Impact. As with most of Southern California, the project site could be subject to seismic ground shaking in the event of an earthquake. As stated in the preliminary geotechnical report (Appendix D), the principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. The known regional active and potentially active faults that could produce the

most significant ground shaking at the project site include the San Jose, Sierra Madre, Raymond, Clamshell, Chino (Elsinore), Whittier, Cucamonga, Elysian Park, Verdugo, and Hollywood Thrust Faults (Appendix D). Leighton calculated a design peak ground acceleration for seismic analysis of the project site and set forth recommendations in their report for designing the project in a manner that would reduce the effects of seismic ground shaking.

Generally, adequate engineering and construction techniques have been developed to reduce the risk of damage to structures from ground shaking to acceptable levels. The proposed project would be designed to resist seismic forces in accordance with the criteria contained in the California Building Code. The project applicant would be required to obtain a building permit from the City, which would ensure that project plans and specifications are in compliance with the California Building Code and local ordinances. Furthermore, the proposed project would be designed and built in accordance with the applicable recommendations provided by Leighton. Since there are no other conditions present on site that would amplify or otherwise worsen the effects of ground shaking (e.g., unstable slopes), design and construction of the project in accordance with the California Building Code, local requirements, and the recommendations in the site-specific geotechnical report would minimize public exposure to earthquake risks to the extent practicable. Furthermore, implementation of the proposed project would not increase the probability or exacerbate the potential for strong seismic ground shaking to occur. Impacts would be **less than significant**. No mitigation is required.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. According to the preliminary geotechnical report, the project site is not located within a zone susceptible to seismic-related ground failure, including liquefaction, as mapped on state liquefaction hazards maps (Appendix D). Additionally, the historically highest groundwater levels on the project site are 200 feet below ground surface. As such, the potential for liquefaction at the project site is very low. Other types of seismic-related ground failure identified in the geotechnical report include seismically induced settlement and seismically induced landslides. Landslides are discussed below under Section 3.7(a)(iv). Regarding settlement, the preliminary geotechnical report analyzed the potential for seismically induced settlement using the maximum considered earthquake peak ground acceleration. The results of these analyses suggested that the on-site soils are susceptible to approximately two inches of seismic settlement based on the maximum considered earthquake (Appendix D). Although seismically induced settlement has the potential to occur, it would not present an adverse geologic condition on the project site. Additionally, design and construction of the project in accordance with the California Building Code, local requirements, and the recommendations in the site-specific geotechnical report would minimize public exposure to earthquake risks such as liquefaction and settlement to the extent practicable. Furthermore, implementation of the proposed project would not increase the probability or exacerbate the potential for seismic-related ground failure to occur. Thus, impacts related to seismic-related ground failure, including liquefaction, would be **less than significant**. No mitigation is required.

iv) Landslides?

No Impact. The project site is level without significant slopes. The project site is not considered susceptible to static slope instability or seismically induced landslides (Appendix D). Furthermore, implementation of the proposed project would not increase the probability or exacerbate the potential for landslides to occur. Given this, **no impact** would occur.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. Ground surface disruption during grading and excavation of the project site could result in soil erosion or the loss of topsoil. Given that the project site is larger than one acre, the project applicant would be required to apply for coverage under the Construction General Permit (CGP). The CGP requires preparation of and compliance with a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP would include conditions to protect receiving waters from degradation that could result from construction activities, including construction-related erosion and loss of topsoil. Conditions would include the adherence to best management practices (BMPs) designed to minimize the potential for soil erosion and the loss of topsoil, such as the use of sandbag barriers, dust controls, spill prevention and control, perimeter controls, waste management, drain inlet protection, and proper construction site housekeeping practices. Implementation of BMPs would minimize erosion during ground disturbance to the extent feasible.

Section 8.50.100 of the City's Municipal Code outlines the mandatory elements of the City-required erosion and sediment control plan , which must include all elements of a SWPPP, methods to minimize disturbed areas, controls to prevent tracking on and off the site, non-stormwater controls, identification of site risk level, rationale for the selection and design of the BMPs, among other stormwater and erosion management practices.

During operation, the project site would be covered with buildings, hardscape, and landscaping, which would preclude erosion. Adherence to existing regulations and implementation of standard construction practices would ensure that soil erosion impacts are **less than significant**. No mitigation is required.

c) Would the project 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?

Less Than Significant Impact. As described under Sections 3.6(a)(iii) and 3.6(a)(iv), the project site is not known to be susceptible to liquefaction hazards or landslide hazards. Further, the General Plan Safety Element states that liquefaction, settlement, and subsidence are issues that have not been detected in the City (City of Covina 2000). According to the preliminary geotechnical report, there are potentially compressible soils on the project site. This could represent a geotechnical issue as adverse total and differential soil settlement could occur, and, in wet conditions, could result in hydrocollapse. However, with adherence to the recommendations outlined in the preliminary geotechnical report, which specifically require the partial removal and recompaction of the compressible soils located under shallow foundations, the potential for settlement and hydrocollapse would be reduced to a less-than-significant level (see Appendix D for details).

Incorporation of the applicable geotechnical recommendations summarized above, compliance with the California Building Code, and design review by the City as part of the building permit process would ensure that the project is designed and constructed to minimize soil-related hazards, including the potential for settlement of compressible soils. As such, impacts would be **less than significant**. No mitigation is required.

d) Would the project 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?

Less Than Significant Impact. According to the preliminary geotechnical report, soil samples showed that surface and sub-surface soil at the project site has a very low expansion potential. In the event that such soils are present on-site, incorporation of site-specific geotechnical recommendations, compliance with the California Building Code, and design review by the City as part of the building permit process would minimize the potential for the proposed project to be compromised by expansive soils. Furthermore, implementation of the proposed project would not increase the probability or exacerbate the potential for soil expansion to occur. Impacts would therefore be **less than significant**. No mitigation is required.

e) Would the project 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?

No Impact. The project would use the regional sewer system for disposal of wastewater, and therefore, would not require septic tanks or other alternative wastewater disposal systems. As such, **no impact** would occur.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant with Mitigation Incorporated. The project site is located in a relatively flat-lying area within the City of Covina. In this area, surface-mapped sedimentary deposits consist of younger Quaternary alluvial fan deposits derived from the South Hills and the San Gabriel Mountains to the northeast (Dibblee and Ehrenspeck 1999; McLeod 2017). These Holocene, or Recent, deposits presumably overlie older, Pleistocene, or "Ice-Age" deposits at an unknown depth (Dibblee and Ehrenspeck 1999; McLeod 2017). The coarse-grained, younger, alluvial deposits have low paleontological resource sensitivity. However, older, finer-grained Pleistocene age deposits in this area have produced scientifically significant vertebrates and have moderate to high paleontological resource sensitivity (McLeod 2017).

Past excavation and trenching activities in the area surrounding the project site have encountered paleontological resources in older Quaternary alluvial deposits. According to the records search results received from the Natural History Museum of Los Angeles County (LACM), included in Appendix C of this IS/MND, the closest fossil locality within older Quaternary alluvial deposits is located in English Canyon, south-southeast of the project area and southwest of the City of Chino. This locality, LACM 1728, yielded Pleistocene age mammals, including extinct horse (*Equus*) and camel (*Camelops*) remains at depths between 15 feet and 20 feet below the ground surface (McLeod 2017).

No paleontological resources were identified within the project site as a result of the institutional records search and desktop geological review. Furthermore, the project site is located within an area that has been previously developed and is likely underlain by fill materials, at least in part. As such, the project site is not anticipated to be underlain by unique geologic features. While the project area has been heavily disturbed

by urban development over the years, intact paleontological resources may be present below the original layer of fill material. Given the occurrence of past fossil discoveries in the surrounding area and the underlying alluvial fan deposits, the project site is moderately to highly sensitive for supporting paleontological resources. In the event that intact paleontological resources are located on the project site, ground-disturbing activities associated with construction of the proposed project, such as grading during site preparation, have the potential to destroy a unique paleontological resource or site. Without mitigation, the potential damage to paleontological resources during construction would be a potentially significant impact. However, upon implementation of **MM-GEO-1**, impacts would be reduced to below a level of significance. Impacts of the proposed project are therefore considered **less than significant with mitigation incorporated**. No further mitigation is required.

MM-GEO-1 Prior to commencement of any grading activity on-site, the applicant shall retain a qualified paleontologist, subject to the review and approval of the City's Building Official, or designee. The qualified paleontologist shall attend the preconstruction meeting and be on-site during all rough grading and other significant ground-disturbing activities in previously undisturbed older Quaternary alluvial deposits, if encountered. These deposits may be encountered at depths as shallow as five feet to ten feet below ground surface. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontology monitor will temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery will be roped off with a 50-foot radius buffer. Once documentation and collection of the find is completed, the monitor will remove the rope and allow grading to recommence in the area of the find. The paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the proposed project. The PRIMP shall be consistent with the guidelines of the Society of Vertebrate Paleontology (SVP) (2010).

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3.8 Greenhouse Gas Emissions

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐

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

Less Than Significant Impact. Climate change refers to any significant change in measures of climate, such as temperature, precipitation, or wind patterns, lasting for an extended period of time (decades or longer). The Earth's temperature depends on the balance between energy entering and leaving the planet's system, and many factors (natural and human) can cause changes in Earth's energy balance. The greenhouse effect is the trapping and build-up of heat in the atmosphere near the Earth's surface (the troposphere). The greenhouse effect is a natural process that contributes to regulating the Earth's temperature, and it creates a livable environment on Earth. Human activities that emit additional GHGs to the atmosphere increase the amount of infrared radiation that gets absorbed before escaping into space, thus enhancing the greenhouse effect and causing the Earth's surface temperature to rise. Global climate change is a cumulative impact; a project contributes to this impact through its incremental contribution combined with the cumulative increase of all other sources of GHGs. Thus, GHG impacts are recognized exclusively as cumulative impacts (CAPCOA 2008).

A GHG is any gas that absorbs infrared radiation in the atmosphere; in other words, GHGs trap heat in the atmosphere. As defined in California Health and Safety Code Section 38505(g) for purposes of administering many of the state's primary GHG emissions reduction programs, GHGs include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride (see also CEQA Guidelines Section 15364.5).[7] The three GHGs evaluated herein are CO_2, CH_4, and N_2O, because these are the only GHG gases that would be emitted during project construction and/or operations.

The Intergovernmental Panel on Climate Change developed the global warming potential (GWP) concept to compare the ability of each GHG to trap heat in the atmosphere relative to another gas. The reference gas used is CO_2; therefore, GWP-weighted emissions are measured in metric tons (MT) of CO_2 equivalent (CO_2e). Consistent with CalEEMod Version 2016.3.2, this GHG emissions analysis assumed the GWP for CH_4 is 25 (i.e., emissions of 1 MT of CH_4 are equivalent to emissions of 25 MT

[7] Climate-forcing substances include GHGs and other substances such as black carbon and aerosols. This discussion focuses on the GHGs identified in the California Health and Safety Code Section 38505 and applicable to the project, which are CO_2, CH_4, and N_2O; impacts associated with other climate-forcing substances are not evaluated herein, as they would not be generated by the project.

of CO_2), and the GWP for N_2O is 298, based on the Intergovernmental Panel on Climate Change Assessment Report (IPCC 2007).

As discussed in Section 3.3 of this IS/MND, the proposed project is located within the jurisdictional boundaries of the SCAQMD. In October 2008, the SCAQMD proposed recommended numeric CEQA significance thresholds for GHG emissions for lead agencies to use in assessing GHG impacts of residential and commercial development projects as presented in its *Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold* (SCAQMD 2008). This document, which builds on the previous guidance prepared by the California Air Pollution Control Officers Association, explored various approaches for establishing a significance threshold for GHG emissions. The draft interim CEQA thresholds guidance document was not adopted or approved by the Governing Board. However, in December 2008, the SCAQMD adopted an interim 10,000 MT CO2e per-year screening level threshold for stationary source/industrial projects for which the SCAQMD is the lead agency (see SCAQMD Resolution No. 08-35, December 5, 2008). The 10,000 MT CO_2e per-year threshold, which was derived from GHG reduction targets established in Executive Order (EO) S-3-05, was based on the conclusion that the threshold was consistent with achieving an emissions capture rate of 90% of all new or modified stationary source projects.

The SCAQMD formed a GHG CEQA Significance Threshold Working Group to work with SCAQMD staff on developing GHG CEQA significance thresholds until statewide significance thresholds or guidelines are established. From December 2008 to September 2010, the SCAQMD hosted working group meetings and revised the draft threshold proposal several times, although it did not officially provide these proposals in a subsequent document. The SCAQMD has continued to consider adoption of significance thresholds for residential and general land use development projects. The most recent proposal issued by SCAQMD, issued in September 2010, uses the following tiered approach to evaluate potential GHG impacts from various uses (SCAQMD 2010):

Tier 1. Determine if CEQA categorical exemptions are applicable. If not, move to Tier 2.

Tier 2. Consider whether or not the proposed project is consistent with a locally adopted GHG reduction plan that has gone through public hearing and CEQA review, that has an approved inventory, includes monitoring, etc. If not, move to Tier 3.

Tier 3. Consider whether the project generates GHG emissions in excess of screening thresholds for individual land uses. The 10,000 MT CO_2e per-year threshold for industrial uses would be recommended for use by all lead agencies. Under option 1, separate screening thresholds are proposed for residential projects (3,500 MT CO_2e per year), commercial projects (1,400 MT CO_2e per year), and mixed-use projects (3,000 MT CO_2e per year). Under option 2, a single numerical screening threshold of 3,000 MT CO_2e per year would be used for all non-industrial projects. If the project generates emissions in excess of the applicable screening threshold, move to Tier 4.

Tier 4. Consider whether the project generates GHG emissions in excess of applicable performance standards for the project service population (population plus employment). The efficiency targets were established based on the goal of Assembly Bill (AB) 32 to reduce statewide GHG emissions to 1990 levels by 2020. The 2020 efficiency targets are 4.8 MT CO_2e per-service population for project-level

analyses and 6.6 MT CO_2e per-service population for plan-level analyses. If the project generates emissions in excess of the applicable efficiency targets, move to Tier 5.

Tier 5. Consider the implementation of CEQA mitigation (including the purchase of GHG offsets) to reduce the project efficiency target to Tier 4 levels.

To determine the proposed project's potential to generate GHG emissions that would have a significant impact on the environment, the proposed project's GHG emissions were compared to the mixed-use land use type quantitative threshold of 3,000 MT CO_2e per year. Because the project proposes a combination of commercial and residential land uses, the 3,000 MT CO_2e per year threshold, which was identified under Tier 3 Option 1 for mixed-use projects and Option 2 for all non-industrial projects, was conservatively applied herein. Per the SCAQMD guidance, construction emissions should be amortized over the operational life of the proposed project, which is assumed to be 30 years (SCAQMD 2008). Thus, this impact analysis compares estimated operational emissions plus amortized construction emissions to the proposed SCAQMD threshold of 3,000 MT CO_2e per year.

Construction Emissions

Construction of the proposed project would result in GHG emissions primarily associated with the use of off-road construction equipment, on-road trucks, and worker vehicles. A depiction of expected construction schedules (including information regarding phasing, equipment used during each phase, truck trips, and worker vehicle trips) assumed for the purposes of emissions estimation is provided in Table 3.3-1 and in Appendix B. On-site sources of GHG emissions include off-road equipment; off-site sources include trucks and worker vehicles. Table 3.8-1 presents construction GHG emissions for the proposed project from on-site and off-site emissions sources. The analysis assumes a construction start date of August 2019, which represents the earliest date construction would initiate. In the event construction is started later than August 2019, the analysis preformed represents the worst-case scenario for GHG emissions because equipment and vehicle emission factors for later years would be slightly less due to more stringent standards for in-use off-road equipment and heavy-duty trucks, as well as fleet turnover replacing older equipment and vehicles in later years.

Table 3.8-1. Estimated Annual Construction GHG Emissions

Year	CO_2	CH_4	N_2O	CO_2e
	Metric Tons per Year			
2019	157.36	0.04	0	158.31
2020	879.87	0.16	0	883.76
2021	199.63	0.03	0	200.35
Total	1,236.86	0.22	0	1,242.41
			Amortized Over 30 Years	**41.41**

Source: See Appendix B for complete results.
Notes: GHG = greenhouse gas; CO_2 = carbon dioxide; CH_4 = methane; N_2O = nitrous oxide; CO_2e = carbon dioxide equivalent.

As shown in Table 3.8-1, the estimated total GHG emissions in 2019 through 2021 would be approximately 1,242 MT CO_2e. Amortized over 30 years, construction GHG emissions would be approximately 41 MT CO_2e per year. In addition, as with project-generated construction criteria air pollutant emissions, GHG emissions

generated during proposed construction activities would be short term, lasting only for the duration of the construction period, and would not represent a long-term source of GHG emissions.

Because there is no separate GHG threshold for construction, the evaluation of significance is discussed in the operational emissions analysis in the following text.

Operational Emissions

Operation of the proposed project would generate GHG emissions through motor vehicle trips to and from the project site; landscape maintenance equipment operation; energy use (natural gas and generation of electricity consumed by the project); solid waste disposal; and generation of electricity associated with water supply, treatment, and distribution; and wastewater treatment. GHG emissions would also be generated through intermittent maintenance and testing of the diesel emergency generator, limited to 50 hours per year. CalEEMod was used to calculate the annual GHG emissions. GHG emission estimates were based on the mobile source, area source, and energy (natural gas) operational assumptions described in Section 3.3(b), within the air quality analysis. CalEEMod default values were used to estimate GHG emissions associated with energy (electricity) consumption, solid waste, and water and wastewater. The applicant proposes to install rooftop solar with a preliminarily estimated nameplate capacity of 240 kW-DC resulting and an estimated 420 MWh-AC output. The solar energy output was accounted for in CalEEMod as on-site renewable energy mitigation.

The estimated operational (2021) project-generated GHG emissions from area sources, energy usage, motor vehicles, solid waste generation, water usage and wastewater generation, and stationary sources are shown in Table 3.8-2. While the first full year of operation is traditionally assumed for air quality analyses, because the proposed project construction would be completed in April 2021, year 2021 was conservatively assumed as the operational year instead of 2022. In the event operation is started later than these projections, the analysis preformed represents the worst-case scenario for GHG emissions because equipment and vehicle emission factors for later years would be slightly less due to more stringent standards for in-use off-road equipment and heavy-duty trucks, as well as fleet turnover replacing older equipment and vehicles in later years.

Table 3.8-2. Estimated Annual Operational GHG Emissions

Emission Source	CO_2	CH_4	N_2O	CO_2e
	metric tons per year			
Area	2.72	0.00	0.00	2.79
Energy	688.21	0.03	0.01	691.31
Mobile	1,990.96	0.11	0.00	1,993.75
Stationary	6.41	0.01	0.00	6.75
Solid waste	13.55	0.80	0.00	33.56
Water supply and wastewater	75.47	0.02	0.01	79.03
Total	**2,777.33**	**0.97**	**0.02**	**2,807.20**
			Amortized Construction Emissions	*41.41*
			Operation + Amortized Construction Total	**2,848.61**

Notes: CO_2 = carbon dioxide; CH_4 = methane; N_2O = nitrous oxide; CO_2e = carbon dioxide equivalent
See Appendix B for detailed results.These emissions reflect operational year 2021.

As shown in Table 3.8-2, estimated annual project-generated GHG emissions would be approximately 2,807 MT CO_2e per year as a result of proposed project operations only. Estimated annual project-generated operational emissions in 2021 (2,807 MT CO_2e per year) plus amortized project construction emissions (41 MT CO_2e per year) would be approximately 2,849 MT CO_2e per year, which would not exceed the recommended SCAQMD threshold of 3,000 MT CO_2e per year. Therefore, in relation to the generation of GHGs, the proposed project's impact would be **less than significant**. No mitigation is required.

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

Less Than Significant Impact. The City adopted an Energy Action Plan (EAP) in 2012; however, the EAP's scope was limited to energy and gas consumption and did not address strategies to reduce GHG emissions from other sources, such as transportation or solid waste. The City has not adopted a comprehensive climate action plan, and there is currently no local guidance that would be applicable to the proposed project. At this time, no mandatory GHG plans, policies, regulations, or finalized agency guidelines would apply to the proposed project. Nonetheless, project consistency with the City's EAP, SCAG's 2016 RTP/SCS, CARB's Scoping Plan, and statewide GHG reduction goals for 2030 and 2050 identified in EO S-3-05 and Senate Bill (SB) 32, is discussed below.

City of Covina's Energy Action Plan

As discussed in Section 3.6, Energy, in 2012 the City developed an EAP. The EAP demonstrates the City's commitment to pursue energy efficiency and reduce GHG emissions. The City's energy efficiency targets include support to achievement of a 15% reduction below baseline community GHG emissions by 2020. As described in Section 3.6, project compliance with the 2016 CALGreen standards demonstrates the project's consistency with the 2012 City of Covina EAP. As such, the proposed project would not conflict with the GHG reduction targets set forth in the City's EAP.

Regional Transportation Plan/Sustainable Communities Strategy

SCAG's 2016 RTP/SCS is a regional growth-management strategy that targets per capita GHG reduction from passenger vehicles and light-duty trucks in the Southern California region pursuant to SB 375. In addition to demonstrating the region's ability to attain and exceed the GHG emission-reduction targets set forth by CARB, the 2016 RTP/SCS outlines a series of actions and strategies for integrating the transportation network with an overall land use pattern that responds to projected growth, housing needs, changing demographics, and transportation demands. Thus, successful implementation of the 2016 RTP/SCS would result in more complete communities with a variety of transportation and housing choices, while reducing automobile use. With regard to individual developments, such as the project, the strategies and policies set forth in the 2016 RTP/SCS can be grouped into the following three categories: (1) reduction of vehicle trips and VMT; (2) increased use of alternative fuel vehicles; and (3) improved energy efficiency. The proposed project's consistency with these three strategy categories is presented below.

1. **Consistency with VMT Reduction Strategies and Policies.** The proposed project's consistency with this aspect of the 2016 RTP/SCS is demonstrated via the project's land use characteristics and features that would reduce vehicular trips and VMT, as well as the project's consistency with the regional growth forecast assumed in the 2016 RTP/SCS for the City. As discussed in Section 3.14, Population and Housing, the proposed project would not induce substantial unplanned population growth in the area, neither directly or indirectly. Therefore, vehicle trip generation for the project site has been anticipated

in the SCAG 2016 RTP/SCS growth projections because the increased population at the project site would fall within the City's predicted population projections.

Regarding VMT reduction characteristics, and as discussed in Section 2.3, the proposed project has been designed to encourage pedestrian activity. The overall project site would provide a combination of landscape and hardscape improvements that facilitate internal accessibility and encourage active transportation. Such improvements reflect the circulation objectives stated in the TCSP. Additionally, bicycle access to the project site would be provided by the existing street network. The City of Covina Bicycle Master Plan proposes a number of bicycle facilities near, or immediately adjacent to, the project site (City of Covina 2011). The proposed project is well-located to further facilitate and encourage bicycling as a mode of transportation as these facilities are constructed.

2. **Increased Use of Alternative Fueled Vehicles Policy Initiative.** The second goal of the 2016 RTP/SCS, with regard to individual development projects such as the proposed project, is to increase alternative fueled vehicles to reduce per capita GHG emissions. This 2016 RTP/SCS policy initiative focuses on accelerating fleet conversion to electric or other near zero-emission technologies. The proposed project would be consistent with these strategies since the electric vehicle charging station requirements of the CALGreen Tier 1 standards would be implemented into the project.
3. **Energy Efficiency Strategies and Policies.** The third important focus within the 2016 RTP/SCS, for individual developments such as the proposed project, involves improving energy efficiency (e.g., reducing energy consumption) to reduce GHG emissions. The 2016 RTP/SCS goal is to actively encourage and create incentives for energy efficiency, where possible. The proposed project would comply with the 2016 CALGreen Tier 1 standards, which would be required by the City, including demonstration that buildings have a 15% or greater reduction in its Energy Budget component compared to the Standard Design Building, as calculated by CALGreen Compliance Software approved by the Energy Commission.

The applicant proposes to install rooftop solar with a preliminarily estimated nameplate capacity of 240 kW-DC resulting and an estimated 420 MWh-AC output. Finally, high-efficiency lighting would be incorporated in the parking garage and all common areas. In addition to installing LED lighting in all common areas, non-security or wayfinding lighting would include motion sensors to ensure that energy used for lighting is only used when needed.

Based on the analysis above, the proposed project would be consistent with the SCAG 2016 RTP/SCS.

California Air Resources Board Scoping Plan

The CARB Scoping Plan, approved by CARB in 2008 and updated in 2014 and 2017, provides a framework for actions to reduce California's GHG emissions and requires CARB and other state agencies to adopt regulations and other initiatives to reduce GHGs. The Scoping Plan is not directly applicable to specific projects, nor is it intended to be used for project-level evaluations.[8] Under the Scoping Plan, however, there are several state regulatory measures aimed at the identification and reduction of GHG emissions. CARB and other state agencies have adopted many of the measures identified in the Scoping Plan. Most of these measures focus on area

[8] The Final Statement of Reasons for the amendments to the CEQA Guidelines reiterates the statement in the Initial Statement of Reasons that "[t]he Scoping Plan may not be appropriate for use in determining the significance of individual projects because it is conceptual at this stage and relies on the future development of regulations to implement the strategies identified in the Scoping Plan" (CNRA 2009).

source emissions (e.g., energy usage, high-GWP GHGs in consumer products) and changes to the vehicle fleet (i.e., hybrid, electric, and more fuel-efficient vehicles) and associated fuels (e.g., Low Carbon Fuel Standard), among others. To the extent that these regulations are applicable to the project, the project would comply will all regulations adopted in furtherance of the Scoping Plan to the extent required by law.

Statewide GHG Reduction Goals for 2030 and 2050

The proposed project would not impede the attainment of the GHG reduction goals for 2030 or 2050 identified in EO S-3-05 and SB 32. EO S-3-05 establishes the following goals: GHG emissions should be reduced to 2000 levels by 2010, to 1990 levels by 2020, and to 80% below 1990 levels by 2050. SB 32 establishes a statewide GHG emissions reduction target whereby CARB, in adopting rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emissions reductions, shall ensure that statewide GHG emissions are reduced to at least 40% below 1990 levels by December 31, 2030. While there are no established protocols or thresholds of significance for that future year analysis, CARB forecasts that compliance with the current Scoping Plan puts the state on a trajectory of meeting these long-term GHG goals, although the specific path to compliance is unknown (CARB 2014).

CARB has expressed optimism with regard to both the 2030 and 2050 goals. It states in the First Update to the Climate Change Scoping Plan that "California is on track to meet the near-term 2020 GHG emissions limit and is well positioned to maintain and continue reductions beyond 2020 as required by AB 32" (CARB 2014). With regard to the 2050 target for reducing GHG emissions to 80% below 1990 levels, the First Update to the Climate Change Scoping Plan states that the level of reduction is achievable in California (CARB 2014). In other words, CARB believes that the state is on a trajectory to meet the 2030 and 2050 GHG reduction targets set forth in AB 32, SB 32, and EO S-3-05. This is confirmed in the 2017 Scoping Plan, which states (CARB 2017):

> The Scoping Plan builds upon the successful framework established by the Initial Scoping Plan and First Update, while identifying new, technologically feasible and cost-effective strategies to ensure that California meets its GHG reduction targets in a way that promotes and rewards innovation, continues to foster economic growth, and delivers improvements to the environment and public health, including in disadvantaged communities. The Scoping Plan is developed to be consistent with requirements set forth in AB 32, SB 32, and AB 197.

The proposed project would not interfere with implementation of any of the above-described GHG reduction goals for 2030 or 2050 because the proposed project would not exceed the SCAQMD's recommended threshold of 3,000 MT CO_2e per year (SCAQMD 2008). Because the proposed project would not exceed the threshold, this analysis provides support for the conclusion that the project would not impede the state's trajectory toward the above-described statewide GHG reduction goals for 2030 or 2050.

In addition, the specific path to compliance for the state in regards to the long-term, future goals will likely require development of new technology or other changes that are not currently known or available. As such, identifying ways that the project would be consistent with future goals would be speculative and cannot be meaningfully discussed at this time. However, the proposed project's consistency with current goals, policies, and regulations would assist in meeting the City's contribution to GHG emission reduction targets in California. With respect to future GHG targets under SB 32 and EO S-3-05, CARB has also made clear its legal interpretation that it has the requisite authority to adopt whatever regulations are necessary, beyond the AB 32 horizon year of 2020, to meet the SB 32 40% reduction target by 2030 and the EO S-3-05 80% reduction

target by 2050. This legal interpretation by an expert agency provides evidence that future regulations will be adopted to continue the trajectory toward meeting these future GHG targets.

Based on the above considerations, the proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. This impact would be **less than significant**, and no mitigation is required.

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3.9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant Impact 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 reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site that 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, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. Relatively small amounts of commonly used hazardous substances, such as gasoline, diesel fuel, lubricating oil, grease, and solvents would be used during construction of the proposed project. These materials would be transported and handled in accordance with all federal, state, and local laws regulating the management and use of hazardous materials. Consequently, use of these materials for their intended purpose would not pose a significant risk to the public or environment. Once construction is complete, construction-related hazardous materials would no longer remain on-site.

Hazardous materials that could be used once the proposed project is constructed would include chemical reagents, solvents, fuels, paints, cleansers, pesticides, fertilizers, and miscellaneous organics and inorganics that are used as part of building and grounds maintenance, as well as vehicle maintenance. The project applicant, building manager/operator, residents, and commercial tenants would be required to comply with all federal, state, and local laws regulating the management, use, storage, and transportation of hazardous materials. Specifically regarding household hazardous materials associated with the proposed residential development, the Sanitation Districts of Los Angeles County operates a Household Hazardous and Electronic Waste Program that facilitates safe disposal of household hazardous wastes such as motor oil, paint, florescent light bulbs, batteries, etc. The program includes one-day events hosted in cities throughout Los Angeles County, several Solvents/Automotive/Flammables/Electronics Collection Centers situated throughout Los Angeles County, and two permanent household hazardous waste collection centers (one in Palmdale and another in Signal Hill) (LACSD 2017). Through compliance with local, state, and federal regulations, implementation of the proposed project would not create a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous materials. Impacts are considered **less than significant**. No mitigation is required.

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

Less Than Significant with Mitigation Incorporated. As described under Section 3.9(a), relatively small amounts of commonly used hazardous substances would be used during construction of the proposed project. Hazardous substances required for construction and any hazardous materials removed from the existing buildings would be handled, transported, and/or disposed of in accordance with all federal, state, and local laws. Upon required compliance with these existing regulations, upset and accident conditions involving hazardous substances during construction are not reasonably foreseeable.

Existing buildings, especially those constructed prior to the mid-1970s, have the potential to contain hazardous building materials such as asbestos-containing materials (ACM) or lead-based paint (LBP). As such, demolition at the project site may require removal and disposal of potentially hazardous building materials. A lead and asbestos survey was conducted for the project site by Evista Environmental Health Systems. Evista detected several building materials (floor tile, glue, black base cove etc.) that contained small amounts of asbestos as well as several lead-based paint or surface coatings in the existing buildings (Appendix E). During demolition of the existing buildings on site, these materials would be tested and removed from the existing structure in accordance with applicable local, state, and federal regulations, including SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities). Upon compliance with the applicable laws involving safe treatment and disposal of ACM, LBP, other potentially hazardous building materials, such materials would not pose a significant risk to the public or environment.

Additionally, a Phase I Environmental Site Assessment (ESA) conducted by Waterstone Environmental, Inc. (Appendix E) identified two recognized environmental conditions (RECs) on the project site. These RECs have the potential to create a significant hazard to the public or the environment during project construction due to the release of soil contamination and potential exposure of workers or the public to the contamination. However, with implementation of mitigation measure **MM-HAZ-1** and **MM-HAZ-2**, impacts would be reduced to a less than significant level.

Sanborn Fire Insurance Maps for 1929 and 1932 indicate that there was a Gas & Oil Station located on the southeast corner of the project site, and based on historical aerial photos, the Gas & Oil Station was removed sometime between 1954 and 1964. This historic Gas & Oil Station may pose a potential risk to human health and safety, since it could indicate the potential presence of soils that have been contaminated with petroleum. Implementation of mitigation measure **MM-HAZ-1** would ensure that any such soils are identified and handled safely.

MM-HAZ-1 The site of the historic gas and oil station shall be inspected during soil grading of the project site for any discolored soil or petroleum hydrocarbon odors, and if present, soil samples shall be collected. If petroleum-impacted soils are present above health risk based cleanup concentrations, they shall be excavated and properly disposed in accordance with federal, state, and local regulations.

As part of the Phase I ESA, Waterstone performed soil sampling activities to test beneath 36 hydraulic lifts that were removed from the project site. The soil sample results indicated that total petroleum hydrocarbons (TPH) oil were present in the soil beneath the hydraulic lift excavations and ranged in concentration from 19 milligrams per kilogram (mg/kg) in sample Lift-32C-10 to a high of 48,700 mg/kg in sample Lift-3C-10. The eight soil samples containing the highest TPH oil concentrations were also tested for polychlorinated biphenyls (PCBs), which were determined not to be present in detectable concentrations. Soil pile samples analyzed also indicated the TPH oil containing soil was free of measurable VOCs. The hydraulic oil that is present in the bottom of the excavations from the former hydraulic lifts has high viscosity and is relatively insoluble hydraulic oil. The conservative expected depth to groundwater at the site is approximately 100 feet below ground surface or greater. Based on this depth to groundwater along with the low toxicity of heavy range oil with no detectable VOCs, the residual hydraulic oil is not expected to present any significant threat to groundwater or unacceptable risk to human health or the environment. However, during soil excavation associated with construction, workers and/or the public could potentially be exposed to contamination present in the soils. Implementation of mitigation measure **MM-HAZ-2** would ensure that residual TPH oil beneath the hydraulic lift sites would be properly remove so as not to pose a threat to human health and safety.

MM-HAZ-2 The areas of impacted soil that exceed 10,000 milligrams per kilogram of total petroleum hydrocarbons shall be excavated and properly disposed of at a permitted soil disposal or treatment facility along with the existing on-site soil piles. Confirmation samples shall be collected to document the soil conditions upon completion of excavation activities to verify that the proposed cleanup goal (10,000 milligrams per kilogram) has been achieved at each hydraulic lift where the excavation is required.

During operation, the project would not involve the use of acutely hazardous materials. Furthermore, as described under item 3.9(a), regulations are in place at the federal, state, and local level that require hazardous materials to be stored, handled, and transported in a manner that minimizes the potential for their release into the environment. Upon compliance with these regulations and upon implementation of **MM-HAZ-1** and **MM-HAZ-2**, the likelihood of upset or accident conditions involving hazardous materials used during project construction and/or operation would be reduced to the extent practicable. Impacts would therefore be **less than significant with mitigation incorporated**. No further mitigation is required.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. There are no schools located within one-quarter mile of the project site (California Department of Education 2014). The nearest school is Covina Elementary School, located approximately 0.5-mile southeast of the project site. As such, **no impact** would occur.

d) Would the project be located on a site that 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?

Less Than Significant with Mitigation Incorporated. A database search for sites listed on various federal and state databases on the project site and within the project vicinity was obtained from EDR, Inc. and included in the Phase I ESA in Appendix E. Because this database search is over one year old (December 2015), a second database search was conducted on April 9, 2019, to ensure that no new sites within the project area were added to regulatory databases between 2015 and the date of this IS/MND. The results of both the 2015 database search and the 2019 database search are contained in Appendix E.

The Phase I ESA and updated database search identified numerous hazardous materials listings surrounding the project site. Additionally, the project site itself is listed on the following databases:

- Hazardous Waste Tracking System (HAZNET)
- Recovered Government Archive, Leaking Underground Storage Tank (RGA LUST)
- Leaking Underground Storage Tank (LUST)
- Underground Storage Tank (UST)
- The Statewide Environmental Evaluation and Planning, Underground Storage Tank (SWEEPS UST)
- Los Angeles County, Hazardous Materials Search (HMS)
- Resource Conservation and Recovery Act, Small Quantity Generators (RCRA-SQG)
- EPA's Facility Index System (FINDS)
- Facility Inventory Database (CA FID UST)
- CARB, Emissions Inventory Data (EMI)
- EPA's Enforcement and Compliance History Online (ECHO).

The majority of these sites have no reported violations or leaks, and the presence of sites that store and/or generate hazardous substances is typical of commercial areas, particularly commercial areas with automobile-related businesses. According to the Phase I ESA, two RECs were identified on the project site: a historic gas and oil station and 16 historic hydraulic lifts. As described in Section 3.9(a), implementation of **MM-HAZ-1** and **MM-HAZ-2** would reduce potential impacts to a less-than-significant level. As such, impacts would be **less than significant with mitigation incorporated**. No further mitigation is required.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. The project is located approximately six miles east of Brackett Field Airport. The project site is not located within the planning area for this airport, nor is it located within two miles of this airport or any other airport. **No impact** would occur relative to airport-related safety hazards.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The City has prepared the "Covina Emergency Plan" for emergency response within the City. The multi-hazard Covina Emergency Plan addresses the City's planned response to emergencies associated with natural disasters and hazardous materials incidents (City of Covina 2000). The proposed project would be required to comply with the multi-hazard Covina Emergency Plan. In the event of a disaster, the City's emergency plan would go into immediate effect. According to the City's General Plan Safety Element, all major public streets serve as the principal evacuation routes. These principal routes are well maintained to support an evacuation function to the extent feasible (City of Covina 2000). San Bernardino Road and Citrus Avenue, which are both adjacent to the project site, would thus be considered emergency evacuation routes. During construction-related activities, traffic along San Bernardino Road and Citrus Avenue may experience slight delays due to temporary lane closures, as well as the movement of construction workers and construction equipment to and from the project site. However, these delays would be temporary in nature and any lane closures would be implemented according to state and local traffic control regulations. In the event of an emergency, response and/or evacuations would proceed as planned, with or without the project. As such, project construction would not impair implementation of, or physically interfere with, an adopted emergency response plan or evacuation plan. The proposed project would involve vacation of a portion of Geneva Place. The vacated portion would be developed into a central courtyard and emergency vehicle access driveway under the proposed project. Geneva Place is a local connector street, which does not serve as a local emergency evacuation route under existing conditions, and, as such, its removal would not impede an emergency response or evacuation plan. Furthermore, the vacated portion of Geneva Place would still provide emergency vehicle access to the proposed project, as would the proposed driveways off San Bernardino Road and 3rd Avenue. The Los Angeles County Fire Department (LACFD) would provide emergency response services to the project site. The proposed site plans, including the access driveways, would be reviewed and approved by the LACFD during plan check review. Adherence to LACFD requirements would reduce potential impacts related to emergency plans to **less than significant**. No mitigation is required.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Less Than Significant Impact. The project site is located within an urban setting, generally surrounded by a commercial development. The nearest wildland areas are located at the bottom of the San Gabriel Mountains, approximately four miles north of the project site, and the Covina Hills, approximately two miles south of the project site. In the unlikely event of a fire emergency at the project site due to wildland fires, the LACFD, specifically Fire Station 154 (401 North Second Avenue), Fire Station 153 (1577 East Cypress Street), and Fire Station 152 (807 West Cypress Street), all located in Covina,

would provide fire protection services. Implementation of the proposed project is not likely to expose people or structures to a significant risk of loss, injury, or death involving wildland fires due to the intervening distance and urban development that lays between the project site and wildland areas. As such, impacts would be **less than significant**. No mitigation is required.

References

City of Covina. 2000. City of Covina General Plan Safety Element. Adopted April 2000. Accessed April 22, 2019. https://covinaca.gov/sites/default/files/fileattachments/planning_commission/page/1073/safety_element.pdf.

County of Los Angeles Airport Land Use Commission. 2015. Brackett Field Airport Land Use Compatibility Plan. Prepared by Mead and Hunt for the Los Angeles County Airport Land Use Commission. Adopted December 9, 2015. Accessed April 22, 2019. http://planning.lacounty.gov/assets/upl/project/brackett_alucp_final.pdf.

3.10 Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant Impact 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 off site;	☐	☐	☒	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. A significant impact would occur if the proposed project would discharge water that did not meet the water quality standards established by the State Water Resources Control Board (SWRCB) National Pollution Discharge Elimination System (NPDES) and waste discharge requirement (WDR) permit programs, and the Los Angeles Regional Water Quality Control Board's (RWQCB) Los Angeles Region Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties (Basin Plan; RWQCB 2019). The proposed project is not anticipated to violate any water quality standard or waste discharge requirement during construction and operation, for the reasons described below.

Construction

During construction of the proposed project, stormwater runoff could potentially violate applicable water quality standards by introducing pollutants to stormwater runoff. Construction activities could adversely affect water quality through land disturbances (such as pavement removal, compaction, grading, and temporary soil stockpiling), which could potentially increase sediment loads in stormwater runoff by eroding soils newly loosened or exposed by construction activity. Additionally, construction activities could adversely affect water quality through accidental spills or leaks of pollutants, including diesel fuel, gasoline, lubrication oil, cement slurry, hydraulic fluid, antifreeze, transmission fluid, lubricating grease, and construction-related trash and debris. The amount of such materials used during construction would be the minimum necessary to fuel vehicles, power equipment, and complete activities. Improper management of hazardous materials could result in accidental spills or leaks, which could locally contaminate stormwater runoff.

The potential water quality impacts associated with project construction, as described above, would be temporary and highly localized. Because land disturbances associated with the proposed project would be greater than one acre in size, the applicant would be required to submit a Notice of Intent to the SWRCB in order to obtain approval to carry out construction activities under the Construction General Permit (SWRCB Order No. 2009-009-DWQ, as amended). This permit includes a number of design, management, and monitoring requirements for the protection of water quality and the reduction of construction-phase impacts related to stormwater (and some non-stormwater) discharges. Compliance with the Construction General Permit requires that a SWPPP be developed and implemented by qualified individuals, as defined by the SWRCB. Additionally, construction activities would be subject to compliance with Municipal Code Section 8.50.100, which outlines mandatory requirements for implementation of an erosion and sediment control plan. In accordance with Section 8.50.100, the applicant would be required to prepare, submit, and

comply with an erosion and sediment control plan. Erosion and sediment controls plans are required by the City to include all elements of a SWPPP and BMPs designed to control erosion and sediment and to manage waste and non-stormwater in accordance with applicable waste discharge requirements for the municipal separate storm sewer system. Examples of such BMPs that may be required by the erosion and sediment control plan could include sandbag barriers, dust controls, perimeter controls, drain inlet protection, and proper construction site housekeeping practices.

The proposed project could also adversely impact water quality through non-stormwater runoff during construction, for example, through dewatering activities that inadvertently add groundwater that could have pollutants to the storm drain system. According to the geotechnical report prepared for the project, groundwater was not encountered during exploratory soil borings at the site (which extended to depths of approximately 50 feet below ground surface (bgs)). Depth to groundwater on the project site is estimated to be between 100 bgs to 300 bgs (Appendix D and Appendix E). Given that the proposed project would include excavation to a depth of approximately 15 feet, project construction is not anticipated to encounter groundwater and, as such, is not anticipated to entail dewatering. Additionally, the proposed project would not include the installation of any groundwater wells. For these reasons, the proposed project construction is not expected to affect groundwater quality.

In summary, compliance with the Construction General Permit and local regulations for proper management of construction sites would prevent construction activities associated with the proposed project from having substantial adverse impacts on surface or groundwater water quality. Construction impacts would be less than significant.

Operation

Under existing conditions, runoff from the project site drains southwest towards 3rd Avenue and San Bernardino Road at a gradient of 1.5%, before draining into the City's storm drain system. The project site is currently developed with surface parking lots, an abandoned automobile paint and body shop, a vehicle/equipment storage yard and a single-story, metal shed and a yard that is being utilized to store equipment. Under the proposed project, the site would be developed with a mixed-use building, residential structures, a multi-level parking garage, surface parking, and landscaping. Under existing conditions, the project site is 94% impervious. Due to the introduction of new landscaped areas to the project site, the project site would be 80% impervious upon project implementation. Additionally, the Hydrology Report (Appendix F) prepared for the project shows that project operation would result in a slight decrease in stormwater flow to the storm drain system.

While the project site currently supports surface parking lots and several buildings, parking for the proposed project would primarily be provided in a covered, multi-level parking structure. Given this, the potential for stormwater runoff to contain pollutants typical of parking lots, such as spilled or leaked petroleum products, trash, and sediment would decrease when compared to existing conditions. Conversely, the addition of landscaping on the project site could introduce an additional source of pesticides, fertilizers, and sediments, which are considered water pollutants. During operation, the proposed project would be subject to standards and regulations pertaining to stormwater runoff and municipal separate stormwater sewer system (MS4) discharges. These standards and regulations, which are summarized in the paragraph below, would reduce the potential effects of project operation.

Local requirements for water quality and stormwater runoff are set forth in Municipal Code Chapter 8.50 (Stormwater Quality and Urban Runoff Control). Specific sections that would address the potential effects of project operation include Section 8.50.060 (Best Management Practices and Permits Authorized and Required) and Section 8.50.120 (Low Impact Development). Section 8.50.060 sets forth requirements for BMPs including prohibition of leaks, spills, or discharge of oil, grease, coolant, or other hazardous material onto any street, alley, road, parking area, or surface in the City, where such pollutants could enter the MS4 or any receiving water. Section 8.50.120 requires the project to be designed in accordance with the current Los Angeles Municipal NPDES permit, which is the "Waste Discharge Requirements for MS4 Discharges within the Coastal Watersheds of Los Angeles County, except Those Discharges Originating from the City of Long Beach MS4" (Order No. R4-2012-0175, NPDES No. CAS004001), issued by the Los Angeles RWQCB, and any amendments or successor permit to that permit. In accordance with this permit and Municipal Code Section 8.50.120, the project applicant has prepared a Low Impact Development (LID) Plan to demonstrate project compliance with required performance criterion set forth in Section 8.50.120(E). The overarching performance criterion is that the projects are required to retain 100% of the "Stormwater Quality Design Volume" on site. If compliance with the 100% retention requirement is technically infeasible, partially or fully, infeasibility must be demonstrated in a LID Plan and the remaining stormwater must be biofiltered. The remaining stormwater quality design volume that cannot be retained or biofiltered must be treated on site to reduce pollutant loading, as outlined in Section 8.50.120(E)(3)(d).

The LID Plan (Appendix F) outlines several BMPs that would minimize runoff, further reduce the project site's impervious footprint, and minimize directly connected impervious surfaces. These BMPs include, but are not limited to, the implementation of drain inserts, infiltration trenches, efficient landscaping irrigation systems, and drainage facility inspection and maintenance protocol during operation. The on-site soil conditions of the project site would not allow for stormwater infiltration. In lieu of infiltration, the LID Plan proposes implementation of a proprietary filter system, which would simulate a natural bio-filtration process and would treat storm water from the project site. Roof runoff from the proposed buildings would drain to landscaped areas where it would enter an area drain system, which would tie into an existing 48-inch storm drain within San Bernardino Road. The paved streets and driveways of the proposed project would drain into catch basins that would ultimately drain to the proposed underground infiltration chambers. Compliance with Municipal Code Section 8.50.120 and implementation of the proposed project's LID Plan would reduce the peak volume of stormwater runoff discharged into the MS4, as well as the potential for pollutants to enter the MS4. As such, impacts related to the water quality standards and waste discharge requirements would be **less than significant** during construction and operation. No mitigation is required.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. A project would have the potential to deplete groundwater supplies if it would result in increased water usage from groundwater sources to the extent that such sources would be compromised. The project could also have an adverse effect on groundwater if it would prevent water from infiltrating into the ground and replenishing groundwater supplies.

The proposed project would connect to municipal water service provided by the Water Utility Division of the City's Public Works Department. The primary water provider for the City is the Covina Irrigating Company, which obtains water from the Main San Gabriel Groundwater Basin and from the San Gabriel River (City of Covina 2017). As such, a portion of the City's water supply is sourced from groundwater, and, as such,

water supply to the project site may be sourced from groundwater supplies. According to the CalEEMod generation rates, proposed project operation is anticipated to require approximately 54,638 gallons of water per day. The estimated water consumption of the proposed project totals approximately 1% of the Water Utility Division's projected water supply for 2020 and 2025. Thus, the Water Utility Division would have sufficient supplies to serve the proposed project and reasonably foreseeable future development (subject to separate environmental approval) during years with normal precipitation. During periods of dry and multiple dry years, the City's ability to supply water from groundwater and treated surface water purchased from the Covina Irrigating Company would not be compromised (City of Covina 2015). Additionally, the project site would be redeveloped in compliance with the CALGreen (which implements water efficiency standards for appliances and fixtures) and would constitute a minor portion of the total groundwater supplies managed by the Covina Irrigating Company. As such, the proposed project would not substantially decrease groundwater supplies.

Additionally, the proposed project would not deplete or substantially interfere with the local groundwater table because no groundwater wells are proposed and because the proposed project would not substantially interfere with groundwater recharge. Under existing conditions, the project site is covered with impervious surfaces totaling 223,765 sf. As such, the project site does not support groundwater recharge activities under existing conditions. Under the proposed project, the project site's impervious surface would be reduced to 166,093 sf, which may slightly increase the infiltration of surface runoff. As such, the proposed project would not adversely affect groundwater recharge activities and would not decrease groundwater supplies such that the project would impede sustainable groundwater management of the Main San Gabriel Groundwater Basin. Impacts would be **less than significant**, and no mitigation is required.

c) Would the project 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;

Less Than Significant Impact. No streams, rivers, wetlands, or other waterbodies are located on, or adjacent to, the project site. As such, the proposed project would not result in the alteration of the course of a stream or river. Construction of the proposed project would result in ground surface disruption during grading and excavation that could create the potential for erosion or siltation to occur on or off site. The applicant would be required to prepare and implement a SWPPP and an erosion and sediment control plan, as described in Section 3.10(a). These plans would include BMPs to minimize erosion, such as sandbag barriers, dust controls, perimeter controls, drain inlet protection, and proper construction site housekeeping practices. The plans would also include BMPs designed to manage waste and non-stormwater in accordance with applicable waste discharge requirements for the MS4. Implementation of these BMPs would minimize the amount of erosion and/or siltation that would have the potential to occur during construction and would ensure that construction impacts would be less than significant.

During operation, the project site would be covered with buildings, hardscaping, and landscaping, which would generally preclude on-site erosion and siltation. Additionally, the Hydrology Report (Appendix F) prepared for the project shows that project operation would result in a slight decrease in excess flow to the storm drain system, which would reduce the potential for off-site erosion and

siltation. Any long-term changes in drainage patterns that would occur as a result of implementing the proposed project would be minor, highly localized changes. For example, the construction of buildings on the project site could alter the direction or behavior of stormwater runoff in the immediate area. However, the project site as a whole would maintain the general existing drainage pattern, as the project site would remain generally level and urbanized. Due to the developed nature of the project site and required compliance with existing regulations described in Section 3.10(a), any alterations to the existing drainage pattern of the project site would result in a **less than significant** impact relative to erosion or siltation on or off the project site during operation. No mitigation is required.

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;

Less Than Significant Impact. As described under item 3.10(c)(i), no streams, rivers, wetlands, or other waterbodies are located on, or adjacent to, the project site. As such, the proposed project would not result in the alteration of the course of a stream or river. Construction of the proposed project would result in ground surface disruption during grading and excavation, temporarily altering the drainage pattern of the project site during construction. However, compliance with provisions of a SWPPP and an erosion and sediment control plan (specifically the use of run-off control devices) would ensure that flooding on- or off-site is minimized during construction, to the extent practicable. Standard construction control procedures that would be set forth in the project's SWPPP and erosion and sediment control plan would ensure that construction impacts are less than significant.

During operation, the project site would be covered with buildings, hardscaping, and landscaping. The Hydrology Report (Appendix F) prepared for the project shows that project operation would result in a slight decrease in excess flow to the storm drain system. Any long-term changes in drainage patterns that would occur as a result of implementing the proposed project would be minor, highly localized changes. For example, the construction of buildings on the project site could alter the direction or behavior of stormwater runoff in the immediate area. However, the project site as a whole would maintain the general existing drainage pattern, as the project site would remain generally level and urbanized. Furthermore, pursuant to Municipal Code Section 8.50.120, the project applicant has prepared a LID Plan. Implementation of this plan would reduce stormwater runoff from the project site, thereby reducing the potential for flooding on- and off-site. Due to the existing and proposed impervious nature of the project site (See Section 3.10(b)) and required compliance with existing regulations, any minor alterations to the existing drainage pattern of the project site would result in **less than significant** impacts relative to flooding on- or off-site. No mitigation is required.

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

Less Than Significant Impact. During construction of the proposed project, drainage patterns and runoff quantities on the project site may be temporarily altered due to increased pervious surfaces as a result of grading and excavation activities. Implementation of the required project-specific SWPPP and erosion and sediment control plan (specifically, the use of runoff-control devices) would ensure that runoff quantities are managed and reduced, thereby avoiding overwhelm of the existing

stormwater drainage system. Additionally, the SWPPP and erosion and sediment control plan would contain project-specific BMPs that would prevent pollutants from entering the storm drain system. Implementation of BMPs for runoff management and pollution control would ensure that construction impacts would be less than significant.

Development of the project site largely involves replacement of existing impervious surfaces with new buildings, hardscaping, and landscaping; however, project implementation would result in a 57,670-square-foot increase in impervious surface area at the project site, which may result in increased stormwater infiltration on-site. The Hydrology Report (Appendix F) prepared for the project shows that project operation would result in a slight decrease in excess flow to the storm drain system. The project applicant has prepared a LID Plan, which would ensure that stormwater is retained on the project site to the extent feasible and that any effects to stormwater quality are minimized. Due to the minor changes in drainage patterns that are proposed, as well as compliance with applicable stormwater regulations, the proposed project would result in a **less than significant** impact to the stormwater drainage system and to stormwater quality. No mitigation is required.

iv) impede or redirect flood flows?

Less Than Significant Impact. According to the Federal Emergency Management Agency's (FEMA) Flood Map Service, the project site is located in Zone X. Zone X is considered an area of minimal flood hazard (FEMA 2008). The project site is not located within a dam or levee inundation area. The closest dam to the project site is the Santa Fe Dam and Recreation Area, which functions as a flood control dam for the San Gabriel River system. The dam lies three miles northwest of the site. As such, the project site has a low probability for flooding.

In the unlikely event of flooding, the proposed project would not impede or redirect flood flows when compared to existing conditions. As stated above in Sections 3.10(c)(ii) and 3.10(c)(iii), the proposed project would replace the existing hardscape and structures on the project site with a mixed-use building, multi-level parking garage, townhomes, and associated landscaping. The proposed project would result in similar amounts of pervious and impervious surfaces relative to existing conditions. The project would also maintain the general existing on-site drainage pattern of the site. Furthermore, the proposed project would be required to comply with Municipal Code Sections 8.50.100 and 8.50.120, which require preparation and implementation of an erosion and sediment control plan, a SWPPP, and a LID Plan. Implementation of these plans would ensure that stormwater is retained on the project site to the extent feasible and that flooding on- or off-site is minimized during construction and operation of the proposed project. The project site would remain generally level and urbanized and would not impede or redirect flood flows to an extent greater than under existing conditions. The proposed project would have a **less than significant** impact. No mitigation is required.

d) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

Less Than Significant Impact. As stated above, the project site has been mapped within Zone X by FEMA. Zone X is an area with minimal risk of flooding (FEMA 2008). Seiches are earthquake-induced waves in enclosed bodies of water, such as lakes or reservoirs. The nearest enclosed body of water is the Santa Fe Dam and Recreation Area, located 3 miles northwest of the project site. Additionally, Puddingstone

Reservoir and Dam complex is located approximately 4.5 miles east of the project site. The City has identified seiches as a potential hazard that could occur in the community due to the proximity of the City to the Puddingstone Reservoir and Dam complex. While a catastrophic earthquake event and associated seiche could pose a hazard to the project site, inundation of the site is not anticipated due to the intervening distance between the project site and the two nearest enclosed water bodies (Santa Fe Dam and Recreation Area and Puddingstone Reservoir and Dam complex).

A tsunami is a sea wave generated by an underwater seismic disturbance, such as sudden faulting or landslide activity. The project site is not located near any coastal areas. The project site is located approximately 33 miles inland from the Pacific Ocean, at an elevation of around 550 feet above mean sea level. The risk of a tsunami affecting the project site is low.

In the unlikely event of flooding or inundation at the project site, the proposed project would not risk the release pollutants. The proposed project includes the construction of a mixed-use building, 161 townhomes, parking areas, and associated landscaping. These land uses are not typically associated with the storage of highly toxic hazardous materials or chemicals that would risk the release of pollutants into the environment in the unlikely event of project inundation. As such, given the distance between the project site and the nearest water bodies, and given the proposed land uses at the project site, the proposed project would have a **less than significant** impact pertaining to the release of pollutants due to project inundation. No mitigation is required.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. The proposed project would comply with regional and local regulations for water quality control and would not obstruct existing water quality control plans. The City requires hydrology and stormwater discharge review during the City's standard development review process and would ensure there is no conflict with existing water quality control plans. Additionally, as discussed in Section 3.10(b), the proposed project would not deplete or substantially interfere with the local groundwater table because no groundwater wells are proposed and because the proposed project would not substantially interfere with groundwater recharge. (Under existing conditions, the project site is covered with impervious surfaces. As such, the project site does not support groundwater recharge activities under existing conditions.) Under the proposed project, the project site would remain primarily impervious. The proposed project would have a less than significant impact relative to groundwater use and groundwater quality and, as such, would not conflict with any plans pertaining to groundwater management. Therefore, impacts associated with a water quality control plan or sustainable groundwater management plan would be **less than significant**. No mitigation is required.

References

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3.11 Land Use and Planning

	Potentially Significant Impact	Less Than Significant Impact 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?	☐	☐	☒	☐

a) Would the project physically divide an established community?

No Impact. The proposed project would involve the redevelopment of existing vacant lots within the downtown area of the City. The project site is surrounded by commercial land uses to the east, vacant lots to the south across San Bernardino Road, and single/multi-family residential uses to the west and north. The proposed mixed-use project, which includes 161 townhomes; 13,500 sf of retail space; 3,800 sf of restaurant space; 46,679 sf of outdoor area, and a multi-level parking garage, would be consistent with surrounding land uses. The proposed project would not include any new roads, infrastructure, or buildings, the construction of which would inhibit access to an existing neighborhood or physically divide an existing neighborhood within the City, nor would the project impede access between neighborhoods and other areas of the City by creating physical barriers.

The proposed project would represent a change in building height on the project site relative to existing uses, as described in Section 3.1. However, the proposed heights would range from 36 feet to 50 feet (three to four stories) and would be generally consistent with other development in the vicinity, which generally ranges from one to three stories. Furthermore, the proposed project would not involve features such as highways, aboveground infrastructure, or easements through an established neighborhood. As such, the proposed project would not physically divide an established community, and **no impact** would occur.

b) Would the project 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?

Less Than Significant Impact. Land use plans and policies applicable to the proposed project are set forth in the City's General Plan, Zoning Ordinance, and the TCSP. The project site is zoned TCSP-4 (Mixed-Use Focused Activity Area).

The TCSP identifies the project site as an "especially well-suited [development] opportunity site due to large areas of common ownership, and proximity to both the downtown and the Metrolink commuter transit stop" (City of Covina 2004). The TCSP establishes a maximum building height of 50 feet for new development within the planning area that comprises at least 30% residential development (City of Covina 2004). The proposed project would develop an approximately 230,868–square foot project site with a mixed-use building that would 50 feet in height and comprised predominantly of townhomes. As such, the proposed mixed-use building would be consistent with the land use height restrictions established in the TCSP, as would the eight townhome buildings, which would be a maximum of 36 feet in height.

The TCSP-4 zone does not assume any particular predominant land use; rather, it provides the opportunity to develop and redevelop property within key development opportunity areas with a finely grained mixing of land uses. The Mixed-Use Focused Activity Area is intended for retail, light industrial, cultural, and entertainment uses, as well as residential development, with an emphasis on the mixing of uses on properties, within buildings, and within blocks, as compatibility allows. The Mixed-Use Focused Activity Area provides the opportunity to mix residential uses on upper floors with retail, office, or other appropriate uses at the ground level or second level for multi-story development projects. The Mixed-Use Focused Activity Area also provides the opportunity to mix commercial land uses of different types (City of Covina 2004). The proposed project would involve a mix of residential and commercial uses on the site and, therefore, would comply with the overall intent of for the Mixed-Use Focused Activity Area. However, the proposed project includes several residential-only structures. Single-use development projects are allowed in the TCSP-4 zone upon City review and approval (City of Covina 2004). As such, with the City's approval of the proposed project, the proposed project would be in conformance with the TCSP-4 designation.

The project site is designated Town Center Commercial in the City's General Plan. Permitted uses under the Town Center Commercial land use designation consist of specialized retail and service businesses that complement the unique character and serve the patrons of downtown Covina and that comply with applicable use, operation, and other provisions of the Zoning Ordinance. Vibrant, economically viable commercial businesses that operate during both daytime and nighttime hours are envisioned on and adjacent to Citrus Avenue. More specifically, permitted uses include but are not limited to automotive sales; limited automotive repair shops; administrative, professional, and governmental offices; institutional uses; utility facilities; and commercial/residential mixed uses, when the residential portion is located above the first floor, consists of single-room occupancy or apartment-type units, and conforms to applicable mixed-use standards and provisions. The proposed project includes several residential-only structures, and the mixed-use building has some residential uses planned for the first floor. Single-use development projects would be allowed on the project site upon City review and approval of the project (City of Covina 2004). As such, with the City's approval of the proposed project, the proposed project would be in conformance with the Town Center Commercial designation. Furthermore, it is noted that residential units on upper floors is not a policy that pertains to avoiding or mitigating an environmental impact but is related, rather, to urban design and the overall planning vision outlined for the Town Center Commercial zone.

For these reasons, the proposed project would not conflict with an applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental impact. Impacts would be **less than significant**, and no mitigation is required.

References

City of Covina. 2004. *Covina Town Center Specific Plan*. Final. Accessed April 12, 2019. https://covinaca.gov/sites/default/files/fileattachments/planning_commission/page/1074/towncenterspecificplanfinal.pdf.

3.12 Mineral Resources

	Potentially Significant Impact	Less Than Significant Impact 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?	☐	☐	☐	☒

a) Would the project 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?

No Impact. According to the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, there are no oil, gas, geothermal, or other known wells located within the project area (DOGGR 2019). As such, the proposed project would not have the potential to interfere with extraction of oil, gas, or geothermal resources.

The project site is located within the San Gabriel Production-Consumption Region for Portland Cement Concrete–grade aggregate resources, as mapped by the Division of Mines and Geology (renamed the California Geological Survey in 2006; DOC 2010). The Division of Mines and Geology has mapped the project site within Mineral Resource Zone 3 for aggregate resources. Mineral Resource Zone 3 is a designation given to "areas containing mineral deposits the significance of which cannot be evaluated from available data" (Division of Mines and Geology 1982). The proposed project is located in an urbanized area and does not support any mineral extraction activities. Due to the urbanized nature of the project site and its surroundings, as well as the absence of known, significant mineral resources as mapped by the state, project implementation is not anticipated to result in loss of availability of a known mineral resource of value to the region and residents of the state. **No impact** to state or regionally important mineral resources would occur.

b) Would the project 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?

No Impact. The General Plan states that there are no mining activities within the City and states that none are expected to occur in the future because of the City's built-out nature, land use restrictions, and the potential for land use conflicts such as noise and dust. Furthermore, the Zoning Ordinance prohibits the extraction or production of aggregates. The General Plan discusses two sites in the northern portion of the City that were identified by the state as potentially containing mineral deposits. However, the state declared these areas insignificant due to urbanization and potentially negative incursions that would preclude extraction (City of Covina 2000). The proposed project site is not located in the northern portion of the City. The City has not identified any locally important mineral resource recovery sites and in fact prohibits such activities within its jurisdiction. For these reasons, implementation of the proposed project would not result in the loss of availability of a known locally important mineral resource. As such, **no impact** to availability of locally important mineral resources would occur.

References

DOC (California Department of Conservation). 2010. *Update of Mineral Land Classification for Portland Cement Concrete-Grade Aggregate in the San Gabriel Valley*. Accessed, April 12, 2019. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_209/SR_209_Text.pdf.

City of Covina. 2000. *City of Covina General Plan*. Adopted April 2000. Accessed April 12, 2019. http://www.covinaca.gov/city-departments/community-development/planning.

Division of Mines and Geology. 1982. Mineral Land Classification Map – Aggregate Resources Only. Baldwin Park Quadrangle. June 1, 1982. Accessed April 12, 2019. http://www.quake.ca.gov/gmaps/WH/smaramaps.htm.

DOGGR (Division of Oil, Gas, and Geothermal Resources). 2019. DOGGR Well Finder. Accessed April 12, 2019. https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-117.88989/34.09255/16.

3.13 Noise

	Potentially Significant Impact	Less Than Significant Impact 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?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☒	☐	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Noise Characteristics

Sound may be described in terms of level or amplitude (measured in decibels (dB)), frequency or pitch (measured in hertz (Hz) or cycles per second), and duration (measured in seconds or minutes). The standard unit of measurement of the amplitude of sound is the decibel. Because the human ear is not equally sensitive to sound at all frequencies, a special frequency-dependent rating scale is used to relate noise to human sensitivity. The A-weighted decibel scale (dBA) performs this compensation by discriminating against low and very high frequencies in a manner approximating the sensitivity of the human ear. Several descriptors of noise (noise metrics) exist to help predict average community reactions to the adverse effects of environmental noise, including traffic-generated noise, on a community. These descriptors include the equivalent noise level over a given period (L_{eq}), the statistical sound level (Ln), the day–night average noise level (L_{dn}), and the community noise equivalent level (CNEL). Each of these descriptors uses units of dBA.

L_{eq} is a sound energy level averaged over a specified time period (typically no less than 15 minutes for environmental studies). L_{eq} is a single numerical value that represents the amount of variable sound energy received by a receptor during a time interval. For example, a 1-hour L_{eq} measurement would represent the average amount of energy contained in all the noise that occurred in that hour. L_{eq} is an effective noise descriptor because of its ability to assess the total time-varying effects of noise on sensitive receptors. L_{max} is the greatest sound level measured during a designated time interval or event.

Unlike the L_{eq} metrics, L_{dn} and CNEL metrics always represent 24-hour periods, usually on an annualized basis. L_{dn} and CNEL also differ from L_{eq} because they apply a time-weighted factor designed to emphasize noise events that occur during the evening and nighttime hours (when speech and sleep disturbance is of more concern). "Time weighted" refers to the fact that L_{dn} and CNEL penalize noise that occurs during certain sensitive periods. In the case of CNEL, noise occurring during the daytime (7:00 a.m.–7:00 p.m.) receives no penalty. Noise during the evening (7:00 p.m.–10:00 p.m.) is penalized by adding 5 dB, while nighttime (10:00 p.m.–7:00 a.m.) noise is penalized by adding 10 dB. L_{dn} differs from CNEL in that the daytime period is defined as 7:00 a.m.–10:00 p.m., thus eliminating the evening period. L_{dn} and CNEL are the predominant criteria used to measure roadway noise affecting residential receptors. These two metrics generally differ from one another by no more than 0.5 to 1 dB.

Existing Noise Conditions

Currently, the project site is occupied by vacant automotive service/sales uses, with a combined area of 5.3 acres. All existing buildings and surface parking lots would be removed in order to accommodate the proposed development. The project site and the surrounding area are primarily subject to traffic noise associated with adjacent roadways including Citrus Avenue and San Bernardino Road.

Noise measurements were conducted on and near the project site in June 2016 and in October 2018 to characterize the existing noise levels. Table 3.12-1, provides the location, date, and time the noise measurements were taken. The noise measurements were taken using a Piccolo Integrating Sound Level Meter (Serial Number 130625008) equipped with a 0.5-inch, pre-polarized condenser microphone with pre-amplifier. The sound level meter meets the current American National Standards Institute (ANSI) standard for a Type 2 (General Use) sound level meter. The sound level meter was calibrated before and after the measurements, and the measurements were conducted with the microphone positioned approximately five feet above the ground.

Nine noise measurement locations that represent key existing or proposed sensitive receivers were selected, in coordination with the City, adjacent to or near the project site. These locations are depicted as Receivers 1–9 (M1–M9) on Figure 3.13-1. Location M1 was located on the site of an approved but not yet built multi-family residential structure, north of Orange Street and south of San Bernardino Road; M2 was located at single-family residences south of Orange Street; M3 was located east of Citrus Avenue at a mixed-use townhome development; M4 was located at Civic Center Park; M5 was located at an approved but not yet built mixed-use development (retail and commercial uses); M6 was located at the Covina Assembly of God Church; M7 was located on the project site, adjacent to San Bernardino Road; M8 was on the project site, adjacent to the corner of San Bernardino Road and Citrus Avenue; and M9 was located at multi-family residential uses west of 3rd Avenue, west of the project site. The measured energy-averaged (L_{eq}) and maximum (L_{max}) noise levels and measurement locations are provided in Table 3.12-1. The primary noise source at the sites identified in Table 3.12-1 was the traffic along adjacent roadways. As shown in Table 3.12-1, the measured sound levels ranged from approximately 52 dBA L_{eq} at M2 to 70 dBA Leq at M7.

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SOURCE: USDA 2016

DUDEK

0 250 500 Feet

FIGURE 3.13-1

Noise Measurement and Modeling Locations

Covina Hassen Development Project (Site A)

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Table 3.13-1. Measured Noise Levels

Receptors	Location	Date	Time	L_{eq} (dBA)	L_{max} (dBA)
M1	Approved multi-family residential development	June 16, 2016	1:30 p.m. – 1:45 p.m.	63.1	75.5
M2	Single-family residential	June 16, 2016	9:51 a.m. – 10:06 a.m.	52.3	68.1
M3	Multi-family residential	June 16, 2016	1:06 p.m. – 1:16 p.m.	63.8	76.4
M4	Civic Center Park	June 16, 2016	10:12 a.m. – 10:27 p.m.	60.5	70.1
M5	Approved mixed-use development	June 16, 2016	12:48 p.m. – 12:58 p.m.	52.6	63
M6	Covina Assembly of God Church	June 16, 2016	10:44 a.m. – 10:59 a.m.	62.3	74.2
M7	On the project site, north of San Bernardino Road	October 2, 2018	10:24 a.m. – 10:39 a.m.	70.0	80.6
M8	On the project site, adjacent to San Bernardino Road and Citrus Avenue	October 2, 2018	10:45 a.m. – 11:00 a.m.	66.5	85.8
M9	Multi-family residential uses west of 3rd Avenue, west of project site	October 2, 2018	11:06 a.m. – 11:21 a.m.	62.7	81.6

Source: Appendix G
Notes: L_{eq} = equivalent continuous sound level (time-averaged sound level); L_{max} = maximum sound level during the measurement interval

Sensitive Receptors

Noise- and vibration-sensitive land uses are locations where people reside or where the presence of unwanted sound could adversely affect the use of the land. Residences, schools, hospitals, guest lodging, libraries, and some passive recreation areas would be considered noise- and vibration-sensitive and may warrant unique measures for protection from intruding noise. Sensitive receptors near the project site include the following:

- Multi-family residential land uses (the Vintage Walk multi-family condominium development), located to the west of the project site across 3rd Avenue.
- Approved multi-family and existing single-family residential land uses located to the south and east of the project site, across San Bernardino Road.
- Civic Center Park, located to the southeast of the project site.

The above sensitive receptors represent the nearest land uses with the potential to be impacted by construction and operation of the proposed project. Additional sensitive receptors are located farther from the project site in the surrounding community and would be less impacted by noise and vibration levels than the above-listed sensitive receptors. In addition to the off-site receptors listed above, the residential uses to be constructed as part of the proposed project are considered sensitive receptors.

a) Would the project result in 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?

Less Than Significant with Mitigation Incorporated. On-site noise-generating activities associated with the proposed project would include short-term construction as well as the long-term operational noise of the proposed project. The proposed project would also generate off-site traffic noise along various roadways in the area. In addition, the proposed uses on the project site would be subject to traffic noise from San Bernardino Avenue, Citrus Avenue, and 3rd Avenue. These potential effects are analyzed below.

Construction Noise (Short-Term Impacts)

Construction noise and vibration are temporary phenomena. Construction noise and vibration levels vary from hour to hour and day to day, depending on the equipment in use, the operations being performed, and the distance between the source and receptor.

Construction of the overall proposed project is anticipated to take approximately 20 months, beginning in fall 2019. Construction of the proposed project would include demolition, site preparation, grading, building construction and trenching, paving, and application of architectural coatings. Additional construction details are provided in Table 3.3-2, in Section 3.3 of this IS/MND.

Equipment that would be in operation during construction would include graders, backhoes, loaders, forklifts, compressors, welders, and paving equipment. The typical maximum noise levels for various pieces of construction equipment at a distance of 50 feet are presented in Table 3.13-2 below. Note that the equipment noise levels presented in Table 3.13-2 are maximum noise levels. Typically, construction equipment operates in alternating cycles of full power and low power, producing average noise levels less than the maximum noise level. The average sound level of construction activity also depends on the amount of time that the equipment operates and the intensity of construction activities during that time.

Table 3.13-2. Construction Equipment Maximum Noise Levels

Equipment Type	"Typical" Equipment dBA at 50 feet	"Quiet" Equipment* dBA at 50 feet
Air compressor	81	71
Backhoe	85	80
Concrete pump	82	80
Concrete vibrator	76	70
Crane	83	75
Truck	88	80
Dozer	87	83
Generator	78	71
Loader	84	80
Paver	88	80
Pneumatic tools	85	75
Water pump	76	71
Power hand saw	78	70

Table 3.13-2. Construction Equipment Maximum Noise Levels

Equipment Type	"Typical" Equipment dBA at 50 feet	"Quiet" Equipment* dBA at 50 feet
Shovel	82	80
Trucks	88	83

Source: DOT 2006
* Estimated levels obtainable by selecting quieter procedures or machines and implementing noise-control features requiring no major redesign or extreme cost.

The maximum noise levels at 50 feet for typical construction equipment would be 88 dB for the equipment typically used for this type of development project, although the hourly noise levels would vary. Construction noise in a well-defined area typically attenuates at approximately 6 dB per doubling of distance. Project construction would take place both near and far from adjacent, existing noise-sensitive uses. For example, construction within some portions of the project site would take place approximately 60 feet from existing residences, but during construction of other project components, construction would be several hundred feet away from noise sensitive receptors and likely shielded from direct view. Most construction activities associated with the proposed project would occur at distances of approximately 200 feet or more from existing noise-sensitive uses.

The Federal Highway Administration's (FHWA) Roadway Construction Noise Model (RCNM) (FHWA 2008) was used to estimate construction noise levels at the nearest occupied noise-sensitive land use (although the model was funded and promulgated by the FHWA, the RCNM is often used for non-roadway projects, because the same types of construction equipment used for roadway projects are often used for other types of construction). Input variables for the RCNM consist of the receiver/land use types, the equipment type and number of each (e.g., two graders, a loader, a tractor), the duty cycle for each piece of equipment (e.g., percentage of hours the equipment typically works per day), and the distance from the noise-sensitive receiver. No topographical or structural shielding was assumed in the modeling. The RCNM has default duty-cycle values for the various pieces of equipment, which were derived from an extensive study of typical construction activity patterns. Those default duty-cycle values were used for this noise analysis.

Using the FHWA's RCNM construction noise model and construction information (types and number of construction equipment by phase), the estimated noise levels from construction were calculated for a representative range of distances, as presented in Table 3.13-3 below. The RCNM inputs and outputs are provided in Appendix G.

Table 3.13-3. Construction Noise Model Results Summary

Construction Phase	Construction Noise at Representative Receiver Distances (dBA L_{eq})	
	Nearest Construction Work (approximately 60 feet from sensitive receptors)	*Typical Construction Work (approximately 200 feet from sensitive receptors)*
Demolition	81	71
Grading	83	73
Building Construction	80	71
Paving	83	73
Architectural Coating	72	62

Source: Appendix G
Notes: L_{eq} = equivalent continuous sound level

As presented in Table 3.13-3, the highest noise levels are predicted to occur during grading activities when noise levels from construction activities would be as high as 83 dBA L_{eq} at the nearest existing residences, approximately 60 feet away. At more typical distances of approximately 200 feet, construction noise would range from approximately 62 to 73 dBA L_{eq}.

According to Section 9.40.110 of the City's Municipal Code, it is unlawful to operate equipment or perform outside construction or repair work within 500 feet of a residential land use between the hours of 8:00 p.m. of any one day and 7:00 a.m. of the next day, or on Sundays or public holidays such that a reasonable person of normal sensitivity residing in the area is caused discomfort or annoyance, unless a permit has been obtained in advance. Although nearby off-site residences would be exposed to elevated construction noise levels, the exposure would be short-term and would cease upon completion of project construction. Construction activities associated with the proposed project would take place between 7:00 a.m. and 8:00 p.m. and would not take place on Sundays or public holidays. Therefore, project construction would not violate the City's standards for construction noise. However, construction noise levels would be substantially higher than existing ambient daytime noise levels. Therefore, noise impacts from construction are considered to be potentially significant. The implementation of mitigation measures **MM-NOI-1** and **MM-NOI-2** would substantially reduce construction noise, reducing the effects to below a level of significance. Therefore, temporary construction-related noise impacts would be **less than significant with mitigation incorporated**. No further mitigation is required.

MM-NOI-1 Construction activities shall take place during the permitted times and days per Chapter 9.40.110 of the City's Municipal Code. The applicant shall ensure that construction activities are limited to the hours of 7 a.m. to 8 p.m. Monday through Saturday and shall not occur during other hours or on Sundays or public holidays. This condition shall be listed on the project's final design to the satisfaction of the City Engineering Department.

MM-NOI-2 The City of Covina shall require the applicant to adhere to the following measures as a condition of approving the grading permit:

- The project contractor shall, to the extent feasible, schedule construction activities to avoid the simultaneous operation of construction equipment so as to minimize noise levels resulting from operating several pieces of high noise level emitting equipment.
- All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers. Enforcement shall be accomplished by random field inspections by applicant personnel during construction activities, to the satisfaction of the City Engineering Department.
- Construction noise reduction methods such as shutting off idling equipment, construction of a temporary noise barrier, maximizing the distance between construction equipment staging areas and adjacent residences, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible.
- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from or shielded from sensitive receptors.
- Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners to contact the job superintendent if necessary. In the event the City receives a complaint, appropriate corrective actions shall be implemented and a report of the action provided to the reporting party.

Operational Noise (Long-Term Impacts)

Long-term operational noise associated with the proposed project includes noise from the proposed residential units and commercial uses. Long-term operational noise also includes project-generated traffic and overall traffic noise at the project site. Each of these is addressed below, following a description of the City's regulations for noise-generating sources.

Noise-generating sources in the City are regulated under Chapter 9.40 of the City's Municipal Code. The noise limits apply to noise generation from one property to an adjacent property. The noise level limits depend on time of day, duration of the noise, and land use. The exterior noise level limits are depicted in Table 3.13-4. The noise levels in this table are used to determine long-term operational noise impacts associated with on-site activities.

Table 3.13-4. Exterior Noise Level Limits (Stationary Noise Sources)

Receiving Land Use Category	Time	Sound Level (A-Weighted Decibels)
Residential estate or agricultural	7:00 a.m. to 10:00 p.m. 10:00 p.m. to 7:00 a.m.	50 40
Residential low density	7:00 a.m. to 10:00 p.m. 10:00 p.m. to 7:00 a.m.	55 45
Residential medium and high density	7:00 a.m. to 10:00 p.m. 10:00 p.m. to 7:00 a.m.	60 50
Commercial	7:00 a.m. to 10:00 p.m. 10:00 p.m. to 7:00 a.m.	65 55
Industrial	7:00 a.m. to 10:00 p.m. 10:00 p.m. to 7:00 a.m.	70 60

Source: City of Covina Municipal Code. Residential Units and Commercial Uses.

On-Site Stationary Noise

The project site, located north of San Bernardino Road between Citrus Avenue and 3rd Avenue, would be developed with 161 townhome units, 13,500 sf of retail space, 3,800 sf of restaurant space, 46,679 sf of outdoor area, and a multi-level parking garage. These uses would be in keeping with the commercial and residential character of the neighboring land uses, and no external noise sources are planned or proposed, save for HVAC equipment, suitably sized for the project, and an emergency generator.

The restaurant/retail and residential portions of the proposed project have the potential to generate noise from HVAC equipment. HVAC equipment located on the ground or on the rooftop of the buildings would have the potential to generate high noise levels. The specific details (location, size, manufacturer, and model) of the equipment have not yet been determined. Noise levels generated by HVAC equipment vary, but typically range from approximately 50 dBA to 65 dBA at a distance of 50 feet (City of Santa Ana 2010).

For a single point source such as a piece of mechanical equipment, the sound level normally decreases by approximately 6 dBA for each doubling of distance from the source under "hard-surface" conditions typical of a developed commercial site. HVAC noise levels have the potential to exceed the City's noise standard (45 dBA L_{eq} nighttime) for stationary-source noise at the low-density residential uses to the south, if the HVAC units are located within approximately 500 feet of the residences, with a clear line-of-sight between the source and receiver. HVAC noise levels have the potential to exceed the City's noise standard (50 dBA L_{eq} nighttime) at the medium-density residential uses to the west and at the proposed on-site medium-density residential uses, if the HVAC units are

within 350 feet of the receivers. The details regarding the potential inclusion of an emergency generator (as part of the restaurant / commercial component located within the mixed-use building) have not yet been developed.

As described above, operation of the proposed project would have the potential to exceed the City's noise standards. However, implementation of mitigation measure **MM-NOI-3** would reduce noise impacts from HVAC equipment and the emergency generator to a less than significant level. For these reasons, noise impacts from on-site stationary noise sources during operation are considered **less than significant with mitigation incorporated**. No further mitigation is required.

MM-NOI-3 Because heating, ventilation, and air conditioning (HVAC) equipment and other mechanical equipment (such as an emergency generator) can generate noise that could affect sensitive receptors and because the details, specifications, and locations of this equipment is not yet known, the project applicant shall retain an acoustical specialist to review project construction-level plans to ensure that the equipment specifications and plans for HVAC and other outdoor mechanical equipment incorporate measures, such as the specification of quieter equipment or provision of acoustical enclosures, that will not exceed relevant noise standards at nearby noise-sensitive land uses (e.g., residential). Prior to the commencement of construction, the acoustical specialist shall certify in writing to the City that the equipment specifications and plans incorporate measures that will achieve the relevant noise limits.

Off-Site Traffic Noise

The proposed project would generate traffic along adjacent arterial roadways (primarily Citrus Avenue and San Bernardino Road). The City does not have a specific criterion for evaluating the significance of project-related increases in off-site traffic noise levels at residences or noise-sensitive areas. For the purposes of this analysis, traffic noise level increases are considered significant if they exceed ambient traffic noise levels by 5 dB or more, or cause noise levels to exceed a 65 dBA L_{dn} noise threshold.[9] An increase or decrease in noise level of 5 dBA is the minimum before any noticeable change in community response would be expected (Caltrans 2013). Therefore, a clearly perceptible increase (+5 dB) in noise exposure of sensitive receptors or a project-related exceedance of the 65 dBA L_{dn} noise threshold could be considered significant.

The noise levels associated with roadway traffic were determined based on the project's Traffic Impact Study (Appendix H) and using the Federal Highway Administration TNM 2.5 Traffic Noise Model version 2.5 (FHWA 2004). The results of the traffic modeling for the existing and existing plus project scenarios are summarized in Table 3.13-5 and the traffic noise model data files are attached to this document in Appendix G. As shown, the project-related traffic would result in a noise level increase of 1 dB L_{dn} or less along the studied roads in the vicinity of the project site. Increases would be below the significance threshold of 5 dB. Additionally, the proposed project would not result in an exceedance of the City's 65 dBA L_{dn} noise threshold. Therefore, traffic related to the proposed project would not substantially increase the existing noise levels in the project vicinity, and operational traffic-related noise impacts would be **less than significant**. No mitigation is required.

[9] Policy Area C (1) (2) of the General Plan Noise Element (City of Covina 2000) requires that proposed residential or other noise-sensitive uses located within a 65 dBA L_{dn} noise contour attempt to mitigate the noise levels to ensure compatibility.

Table 3.13-5. Traffic Noise (Existing and Existing-with-Project)

Modeled Receptor	Existing Noise Level (dBA L_{dn})	Existing plus Project Noise Level (dBA L_{dn})	Noise Level Increase (dB)
M1 - Planned multi-family residential	57	57	0
M2 - Single-family residential	54	54	0
M3 – Multi-family residential	64	65	1
M4 - Civic Center Park	62	62	0
M5 - Planned retail / commercial	63	63	0
M6 - Covina Assembly of God Church	63	63	0
M7 - On-site, north of W. San Bernardino Road	67	67	0
M8 - On-site, adjacent to W. San Bernardino Road and N. Citrus Avenue	65	65	0
M9 – Multi-family residential uses west of N. 3rd Avenue, west of project site	58	58	0
R1 - Residential use west of Hollenbeck Avenue	63	63	0
R2 - Residential use west of 3rd Avenue	61	61	0
R3 - Residential use on Citrus Avenue, north of the project site	63	63	0
R4 – Residential use on Barranca Avenue, northeast of the project site	63	63	0
R5 - Residential use on Citrus Avenue, south of the project site	63	63	0

Note: "M#" receivers represent measured and modeled locations, whereas "R#" receivers represent modeled-only locations. Please refer to Figure 3.13-1.
Source: Appendix G

The noise level increases associated with additional traffic volumes under future (Year 2020) with project traffic conditions and future without project traffic conditions are summarized in Table 3.13-6**.** The noise level increases associated with the project under future traffic conditions would be 1 dB L_{dn} or less. As such, increases would be below the significance threshold of 5 dB. Additionally, the proposed project would not result in an exceedance of the City's 65 dBA L_{dn} noise threshold. Traffic noise would not be substantially increased as a result of the proposed project, and future operational traffic-related noise impacts would be **less than significant**. No mitigation is required.

Table 3.13-6. Traffic Noise (Future without Project and Future with Project)

Modeled Receptor	Future without Project Noise Level (dBA L_{dn})	Future with Project Noise Level (dBA L_{dn})	Noise Level Increase (dB)
M1 - Planned multi-family residential	57	58	1
M2 - Single-family residential	54	54	0
M3 – Multi-family residential	65	65	0
M4 - Civic Center Park	62	62	0
M5 - Planned retail / commercial	63	63	0

Table 3.13-6. Traffic Noise (Future without Project and Future with Project)

Modeled Receptor	Future without Project Noise Level (dBA L_{dn})	Future with Project Noise Level (dBA L_{dn})	Noise Level Increase (dB)
M6 - Covina Assembly of God Church	64	64	0
M7 - On-site, north of W. San Bernardino Road	67	67	0
M8 - On-site, adjacent to W. San Bernardino Road and N. Citrus Avenue	65	65	0
M9 – Multi-family residential uses west of N. 3rd Avenue, west of project site	59	59	0
R1 - Residential use west of Hollenbeck Avenue	64	64	0
R2 - Residential use west of 3rd Avenue	61	61	0
R3 - Residential use on Citrus Avenue, north of the project site	63	64	1
R4 - Residential use on Barranca Avenue, northeast of the project site	64	64	0
R5 - Residential use on Citrus Avenue, south of the project site	64	64	0

Source: Appendix G

On-Site Exterior Traffic Noise Levels

The results of the noise analysis for traffic noise levels at proposed on-site noise-sensitive receivers is provided in Table 3.13-7. On-site noise sensitive receiver locations (shown in Figure 3.13-1) consisted of the three upper levels of the proposed residential units within the mixed-use building, and the 2nd and 3rd levels of the proposed residential units within the residential-only buildings. Based upon information provided by the applicant, each of the residential units would have usable outdoor private spaces in the form of balconies.

Table 3.13-7. Summary of On-Site Future (Year 2020) Traffic Noise Levels (dBA L_{dn})

Modeled Receiver #	Floor Level of the Proposed Buildings		
	2nd Level	*3rd Level*	*4th Level*
R6 - On the project site, adjacent to Citrus Avenue	65	65	65
R7 - On the project site, adjacent to San Bernardino Road	65	65	65
R8 - On the project site, adjacent to 3rd Avenue	59	60	n/a

Source: Appendix G
Notes: Bolded numbers represent receiver locations exceeding 60 dBA L_{dn}; residential units at these locations will require subsequent interior noise analysis to verify compliance with the City and state's 45 dBA L_{dn} noise standard for habitable rooms.

As shown in Table 3.13-7, the results of the noise modeling indicate that on-site noise levels at the residential façade of the proposed townhomes would not exceed the City Noise/Land Use Compatibility noise standard for medium-density residential land uses of 65 dBA L_{dn}. Because the project's proposed balconies and patio areas would not exceed the 65 dBA L_{dn} noise standard, noise levels would be **less than significant**; no mitigation is required for these exterior areas. However, as discussed below, the interior noise level criterion may be exceeded at some locations within the project site.

On-Site Interior Traffic Noise Levels

The City and the state require that interior noise levels not exceed a CNEL or L_{dn} of 45 dBA within the habitable rooms of residences. Typically, with the windows open, building shells provide approximately 15 dB of noise reduction. Therefore, rooms exposed to an exterior L_{dn} greater than 60 dBA could result in an interior L_{dn} greater than 45 dB. The State Building Code recognizes this relationship and, therefore, requires interior noise studies when the exterior noise level is projected to exceed 60 dBA L_{dn}.

The data shown in Table 3.13-7 above indicates that the future noise levels would range up to 65 dBA L_{dn} at the facades of the proposed residences fronting on San Bernardino Road and Citrus Avenue. The unmitigated interior noise levels within the habitable rooms of these dwelling units could exceed the 45 dBA L_{dn} noise criterion. A subsequent interior noise analysis will be required for these units. With the implementation of mitigation measure **MM-NOI-4**, the resultant noise level would meet the state and City interior noise standard of 45 dBA L_{dn}, and thus, impacts would be **less than significant with mitigation incorporated**. No further mitigation is required.

MM-NOI-4 An interior noise analysis shall be conducted by the project applicant for the proposed dwelling units along San Bernardino Road and along Citrus Avenue prior to issuance of building permits. Installation of mechanical ventilation systems or air conditioning systems and sound-rated windows shall be required if the interior noise analysis shows that impacts are above the state and City's 45 dBA L_{dn} interior standard. The interior noise analysis shall substantiate that the resulting interior noise levels will be less than the noise standard.

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant with Mitigation Incorporated. Construction activities that might expose persons to excessive ground-borne vibration or ground-borne noise could cause a potentially significant impact. Ground-borne vibration information related to construction activities has been collected by the California Department of Transportation (Caltrans 2004). Information from Caltrans indicates that continuous vibrations with a peak particle velocity of approximately 0.1 inch/second begin to annoy people. The heavier pieces of construction equipment, such as bulldozers, would have peak particle velocities of approximately 0.089 inch/second or less at a distance of 25 feet (DOT 2006). Ground-borne vibration is typically attenuated over short distances. At the distance from the nearest residence to the construction area (approximately 60 feet) and with the anticipated construction equipment, the peak particle velocity would be approximately 0.024 inch/second. This vibration level would exceed the City of Covina's vibration threshold of perceptibility of 0.01 inch/second. Vibration is very subjective, and some people may be annoyed at continuous vibration levels near the level of perception (or approximately a peak particle velocity of 0.01 inch/second). Although construction activities would not use construction equipment that would result in continuous vibration levels that typically annoy people, since some residences are as near as 60 feet from the construction area, residents could be temporarily annoyed with the use of some construction equipment. Implementation of mitigation measure **MM-NOI-2** would ensure residents are notified of construction activities and provided contact information in the event they wish to report a noise- or vibration-related complaint.

Building damage can also result from construction vibration. However, construction vibration from the proposed project would not result in structural building damage, which typically occurs at vibration levels of 0.5 inch/second or greater for buildings of reinforced-concrete, steel, or timber construction. As stated above, the peak particle velocity anticipated during proposed project construction would be approximately 0.024 inch/second. The heavier pieces of construction equipment used for the project would include

excavators, graders, dump trucks, and vendor trucks. Pile driving, blasting, or other special construction techniques would not be used for construction of the proposed project; therefore, excessive ground-borne vibration and ground-borne noise would not be generated. Ground-borne vibration would not be associated with the proposed project during operation. Impacts related to ground-borne vibration are therefore considered **less than significant with mitigation incorporated**. No further mitigation is required.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The project is located approximately six miles east of Brackett Field Airport. The project is not located within the planning area for this airport, nor is it located within two miles of this airport or any other airport (Airnav.com. 2019; Caltrans 2019; County of Los Angeles 2015). Therefore, the project would not expose people residing or working in the project area to excessive noise related to public airports. **No impact** would occur.

References

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3.14 Population and Housing

	Potentially Significant Impact	Less Than Significant Impact 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 infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a) Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. The project would result in approximately 161 multi-family residential units and 17,300 sf of new commercial space. According to the U.S. Census Bureau, there are approximately 3.17 persons per household in the City (U.S. Census Bureau 2018). Assuming a maximum population generation scenario, whereby no existing residents move into the townhomes at buildout, the residential component of the proposed project would potentially result in the addition of 510 new residents to the City.

The estimated current population of the City is approximately 47,963 people (2018 population) (U.S. Census Bureau 2018). The additional 510 residents anticipated to result from development of the proposed project would represent an approximately 1% increase to the current City population.[10] SCAG has projected that the City will have a population of 51,600 residents in 2040, which is approximately 20 years after anticipated project buildout (SCAG 2016). As such, it is expected that the City's population will grow by approximately 3,637 residents between the present time and 2040.[11] The proposed project would contribute to approximately 14% of this anticipated growth.[12] Due to the minor nature of the population growth that could result from the project relative to current conditions (1% over the current population) and because the growth falls well within the future projected population growth for the City, the population growth from the proposed project would not be considered substantial.

The proposed project would result in temporary and permanent increases in employment opportunities on the project site. Employment increases have the potential to cause population growth, as they may draw additional people and their households to the City. The temporary employment increases would be

10 47,963 + 510 = 48,473 residents (with project). 510/48,473*100 = 1.05%
11 51,600 residents in 2040 – 47,963 residents in 2018 = 3,637 residents
12 510 additional residents ÷ 3,637 residents = 0.14 = 14%

associated with construction jobs available during the construction period. However, given the relatively common nature of the construction anticipated, the demand for construction employment would likely be met within the existing and future labor market in the City and in Los Angeles County. If construction workers live outside of the City, these workers would likely commute during the temporary construction period.

During operation, the proposed project would include 17,300 sf of commercial (retail and restaurant) space. Using the City of Los Angeles population growth projections of three people per 1,000 sf of retail uses, the commercial portion of the proposed project could generate approximately 52 people (City of Los Angeles 2006).[13] Because the proposed project would be located in the densely populated Los Angeles metropolitan area, it is anticipated that the jobs available at the project site would be filled by City residents or by residents of neighboring cities who would commute to the project site. In the unlikely event that some of the new employees were to relocate to the City upon obtaining a job at the project site, this would result in minor to negligible population growth relative to the City's existing and future population. For the reasons described above, the proposed project would result in a **less than significant** impact relative to population growth. No mitigation is required.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. Under existing conditions, the project site contains vacant automotive service/sales uses. The project site does not currently support any housing or substantial employment that would have the potential to be displaced by development of the proposed project. As such, the project would not displace substantial numbers of people necessitating construction of housing elsewhere. **No impact** would occur.

References

City of Los Angeles. 2006. L.A. CEQA Thresholds Guide. City of Los Angeles. http://environmentla.com/programs/table_of_contents.htm.

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[13] 17,300 sf ÷ 1,000 sf = 17.3 (*3 people) = 52 people

3.15 Public Services

	Potentially Significant Impact	Less Than Significant Impact 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 or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

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

Fire protection?

Less Than Significant Impact. The City contracts with the LACFD to provide fire protection services and emergency response services. There are three fire stations within the City: Fire Station 154, located at 401 North Second Avenue; Fire Station 153, located at 1577 East Cypress Street; and Fire Station 152, located at 807 West Cypress Street. Fire Station 154, located approximately 0.2-mile from the project site, is closest to the project site and would be the first responder in case of emergency. Fire Station 154 has a three-person assessment engine (an engine company with some limited paramedic capabilities), which is staffed with one captain, one firefighter specialist, and one firefighter/paramedic. Fire Station 154 also has a two-person paramedic squad, with two firefighters/paramedics. The estimated emergency response time to the site is one to two minutes (Takeshita, pers. comm. 2019). In the event that Fire Station 154 could meet the immediate needs of a call for services independently, or did not have the capability to address the full extent of a larger incident, Fire Stations 153 and 152 or the closest available LACFD resources could respond or provide support.

As of April 2019, the LACFD does not have plans to expand facilities, staff, or equipment at Fire Stations 154, 153, and/or 152 (Takeshita, pers. comm. 2019). As discussed in Section 3.14, the proposed project would increase the land use intensity of the project site, resulting in approximately 510 residents on the site. The approximately 1% increase in City residents and employees would represent an incremental increase in demand for fire services within the City. However, the proposed project would be subject to current LACFD requirements for fire sprinkler systems, fire alarm systems, fire flow, and equipment and firefighter access, as well as fire code requirements. Compliance with the fire code standards would be ensured through the plan check process prior to the issuance of building permits and would reduce the potential demand for fire services at the project site. Furthermore, the LACFD confirmed that the proposed project would not have any significant effects to service demands, and the department does not foresee

any problems or impacts from implementation of the proposed project (Takeshita, pers. comm. 2019). Due to the limited increase in demand that would be attributable to the proposed project, the availability of fire services within proximity to the project site, and required compliance with fire code standards, the construction or expansion of existing fire facilities would not be required as a result of developing the proposed project. For these reasons, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered facilities. Impacts resulting from the proposed project would be **less than significant**. No mitigation is required.

Police protection?

Less Than Significant Impact. Police protection services in the City are provided by the City of Covina Police Department. The Covina Police Department is located at 444 North Citrus Avenue, which is located approximately 0.2-mile from the project site. The project site is in the department's Central Service Area (Covina Police Department 2019).

As discussed in Section 3.14, the proposed project would increase the land use intensity of the project site, resulting in approximately 510 residents on the site. The increased land use intensity at the project site could increase the frequency of emergency and non-emergency calls to the Covina Police Department from the project site compared to existing conditions.

The proposed project would employ defensible design, lighting, and landscaping, as well as open fencing for views of the site, and site design would minimize dead spaces hidden from public view to prevent loitering. These aspects of the project could lessen the demand for police protection services at the project site. Furthermore, police units are continuously mobile, and service calls are responded to by the nearest available mobile unit. Emergency calls typically have a response time of five minutes, and the proposed project site is located within close proximity to the Covina Police Station (Stabio pers. comm. 2019).

While new development may place increased demand on police protection services, the proposed project would not result in the construction or expansion of police facilities. The current staffing and facilities would be sufficient to serve the proposed project (Stabio pers. comm. 2019). As such, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered police facilities. Impacts resulting from the proposed project would be **less than significant**. No mitigation is required.

Schools?

Less Than Significant Impact. The project site is served by the Covina Valley Unified School District (CVUSD). The project site is within the attendance boundaries of the following schools: Workman Avenue Elementary School (1941 East Workman Avenue), Traweek Middle School (1941 East Rowland Avenue), and Covina High School (463 South Hollenbeck Avenue).

The need for new school facilities is typically associated with a population increase that generates an increase in enrollment large enough to cause new schools to be constructed. As described in Section 3.14, the proposed project would involve construction of 161 new residential units in the City. Using the state's Student Yield Factor for Unified School Districts, which is 0.7 students per dwelling unit (McEntire, pers. comm. 2019), the proposed project would result in approximately 113 children of school-attending age.[14] While the proposed project would increase the number of students, it would not do so to the extent that new school facilities would be required.

[14] 161 dwelling units * 0.7 students per dwelling unit = 112.7 students

The CVUSD has determined that the operational capacity of the school district would be sufficient to accommodate the proposed project. Some school facility retrofits and/or portable classrooms are currently being planned by CVUSD (McEntire, pers. comm. 2019). Additionally, the project applicant would be required to pay fees for both residential and commercial construction, pursuant to Education Code Section 17620 and California Government Code Section 65995. As stated in California Government Code Section 65996, payment of school impact fees in accordance with California Government Code Section 65995 and/or Education Code Section 17620 is deemed to constitute full and complete mitigation for potential impacts to schools caused by development. For these reasons, impacts related to the need for new school facilities as a result of implementing the proposed project would be **less than significant**. No mitigation is required.

Parks?

Less Than Significant Impact. The residents, employees, and customers of the proposed project could use nearby park facilities. Nearby recreation facilities include Cypress Park (eight acres, located 0.5-mile northwest of the project site), Edna Park (two acres, located 0.2 mile northwest of the project site), Kelby Park (six acres, located 0.55-mile northeast of the project site), Covina Park (10 acres, located 0.2-mile west of the project site), and Civic Center Park (1.5-acre, located less than 0.1-mile southeast of the project site). The City contains approximately 62 acres of parkland, comprised of nine parks and two ballparks. Additionally, the 11-acre Walnut Creek Park, which is owned by the County of Los Angeles, lies within the boundaries of the City. At the time of General Plan adoption in 2000, the City had 1.3 acres of open space for every 1,000 residents. This ratio is considered significantly below the National Park and Recreation Association's guideline of 2.5–4.0 acres of parkland for every 1,000 residents (City of Covina 2000). While the City is currently deficient in parkland acreage, implementation of the proposed project would not substantially exacerbate this issue. While the proposed project would incrementally increase the population in the City (by approximately one %), the amount of growth would be minor relative to the City's existing and future population (see Section 3.14 for details) and would, therefore, not significantly exacerbate the City's parkland deficiency. Furthermore, the project applicant would be required to pay development fees that would help support recreational facilities in the City. Payment of fees would help address any incremental increase in demand for recreational facilities that may be caused by the project. Additionally, the proposed project would include 46,679 sf. of open space for residents and patrons of the retail and restaurant space. This on-site open space would serve, in part, to alleviate any potential increases in the use of nearby park facilities (see Figure 2-2). For these reasons, impacts to park facilities from implementation of the proposed project would be **less than significant**. No mitigation is required.

Other public facilities?

Less Than Significant Impact. Other public facilities and services provided within the City include library services and City administrative services. Library services are provided by the Covina Public Library, located at 234 North Second Avenue, approximately 0.2 mile from the project site. The residents, employees, and customers of the proposed project could use the City's library services, but the increase in use would not be significant relative to citywide demand. As described in Section 3.14, the proposed project would not be expected to generate substantial population growth within the City. In the unlikely event that the proposed project were to cause population growth in the City, this growth would be minor (approximately one % of the population, given worst-case-scenario conditions). Thus, it is anticipated that existing library and City administrative services would accommodate any negligible increase in demand due to implementation of the proposed project. As such, impacts to other public facilities in the area would be **less than significant**. No mitigation is required.

References

Covina Police Department. 2017. "Service Area Policing." Webpage. Accessed April 19, 2019. http://www.covinaca.gov/police/page/service-area-policing.

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McEntire, R. 2019. Information Request for Proposed Covina Hassen Development Project (School Facilities). Email correspondence between Robert McEntire and Dudek. May 15, 2019.

3.16 Recreation

	Potentially Significant Impact	Less Than Significant Impact 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?	☐	☐	☒	☐

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?

Less Than Significant Impact. As stated in Section 3.15, the residents, employees, and customers of the proposed project could use nearby park facilities. Nearby recreation facilities include Cypress Park (eight acres, located 0.5 mile northwest of the project site), Edna Park (two acres, located 0.2 mile northwest of the project site), Kelby Park (six acres, located 0.55 mile northeast of the project site), Covina Park (10 acres, located 0.2 mile west of the project site), and Civic Center Park (1.5-acre, located less than 0.1 mile southeast of the project site). The City contains approximately 62 acres of parkland, comprised of nine parks and two ballparks. Additionally, the 11-acre Walnut Creek Park, which is owned by the County of Los Angeles, lies within the boundaries of the City. At the time of General Plan adoption in 2000, the City had 1.3 acres of open space for every 1,000 residents. This ratio is considered significantly below the National Park and Recreation Association's guideline of 2.5–4.0 acres of parkland for every 1,000 residents (City of Covina 2000). While the City is currently deficient in parkland acreage,

implementation of the proposed project would not substantially exacerbate this issue. While the proposed project would incrementally increase the population in the City (by approximately one %), the amount of growth would be minor relative to the City's existing and future population (see Section 3.14 for details) and would, therefore, not significantly exacerbate the City's parkland deficiency. Furthermore, the project applicant would be required to pay a development impact fee that would help support recreational facilities in the City. Payment of fees would help address any incremental increase in demand for recreational facilities that may be caused by the project. Additionally, the proposed project would include 46,679 sf of outdoor area for residents and patrons of the retail shops and restaurants (see Figure 2-2). This on-site open space would serve, in part, to alleviate any potential increases in the use of nearby recreational facilities. For these reasons, impacts to recreational facilities from implementation of the proposed project would be **less than significant**. No mitigation is required.

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?

Less Than significant Impact. As stated above in 3.16(a), the proposed project would include approximately 46,679 sf of outdoor area, which would include exterior courtyards with turf/lawn, barbeque pits, pedestrian amenities and community tables/benches. These recreational areas are included as part of the proposed project and, therefore, have been analyzed for their potential environmental effects in this IS/MND. As substantiated throughout this document, no significant, adverse environmental effects would occur as a result of the proposed project. As described above in Section 3.16(a), the proposed project would not require construction or expansion of recreational facilities. Impacts would be **less than significan**t, and no mitigation is required.

References

None.

3.17 Transportation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
b) 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?	☐	☐	☐	☒

This analysis is based on the Traffic Impact Study (TIS) for the Covina Townhomes (Site A) Project (2018) and an Addendum to the TIS (2019), which were both prepared by Linscott, Law, and Greenspan Engineers (LLG) and included in this IS/MND as Appendix H.

Transportation Setting

The proposed project is generally bounded by the existing Covina Metrolink Station parking structure and Geneva Place to the north, San Bernardino Road to the south, Citrus Avenue to the east, and 3rd Avenue to the west. As shown in Figure 3.17-1, immediate access to the project site is provided via Citrus Avenue, San Bernardino Road, 3rd Avenue, and Geneva Place.

Citrus Avenue is a north-south oriented roadway that borders the project site to the east. Citrus Avenue is designated as a Secondary Arterial in the City's General Plan, except between Orange Street and Badillo Street where it is designated as a Collector road. Two through-travel lanes are provided in each direction on Citrus Avenue north of San Bernardino Avenue, and one through-travel lane is provided in each direction south of San Bernardino Avenue.

San Bernardino Road is an east-west oriented roadway that borders the project site to the south. San Bernardino Road is designated as a Collector road in the City's General Plan. One through-travel lane is provided in each direction west of Citrus Avenue, and one to two through-travel lanes are provided in each direction east of Citrus Avenue in the study area.

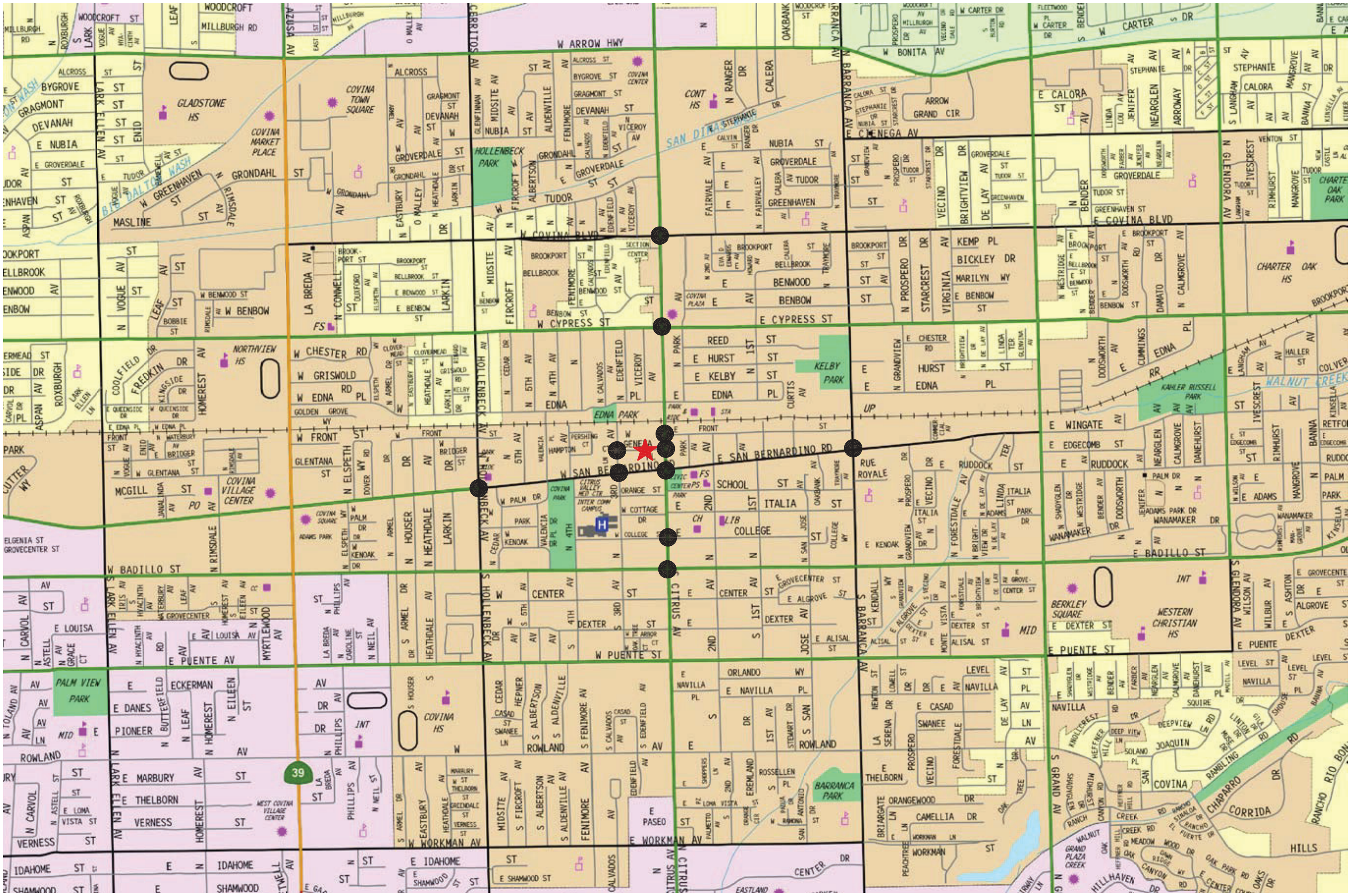
3rd Avenue is a north-south oriented roadway that borders the project site to the west. 3rd Avenue is designated as a Local Street in the City's General Plan. One through-travel lane is provided in each direction on 3rd Avenue in the study area.

Geneva Place is an east-west oriented roadway located partially within the project site. Geneva Place is designated as a Local street in the City's General Plan. One through-travel lane is provided in each direction on Geneva Place in the study area. Geneva Place is planned to be partially vacated to accommodate the proposed project, with a closure extending east from 3rd Avenue to approximately 200 feet west of Citrus Avenue.

Other roadways that provide regional access to the project site include Hollenbeck Avenue, Barranca Avenue, Covina Boulevard, Cypress Street, Front Street, College Street, and Badillo Street. Roadways and lane configurations in the project area are shown in Figure 3.17-2.

The project site is located within the boundaries of the TCSP. The TCSP envisions downtown Covina as "a place where people can live, work, shop, and play without needing their cars" and was developed with the goal to "encourage more people to live downtown" and to "encourage people to leave their cars behind" (City of Covina 2004). The project site is located within a designated Mixed-Use Focused Activity Area, which emphasizes the "mixing of uses on properties, within buildings, and within blocks."

As such, the proposed project site is well-located to encourage the use of public transit and active transportation modes. The project site is 500 feet southwest of the Covina Metrolink Station (located at 600 Citrus Avenue), which provides commuter rail service into Downtown Los Angeles, while local public transit is provided along Citrus Avenue.



NOT TO SCALE

MAP SOURCE: RAND MCNALLY & COMPANY

★ PROJECT SITE

● STUDY INTERSECTION

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SOURCE: Linscott, Law & Greenspan, Engineers 2019

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FIGURE 3.17-1

Project Site Location and Study Area

Covina Hassen Development Project (Site A)

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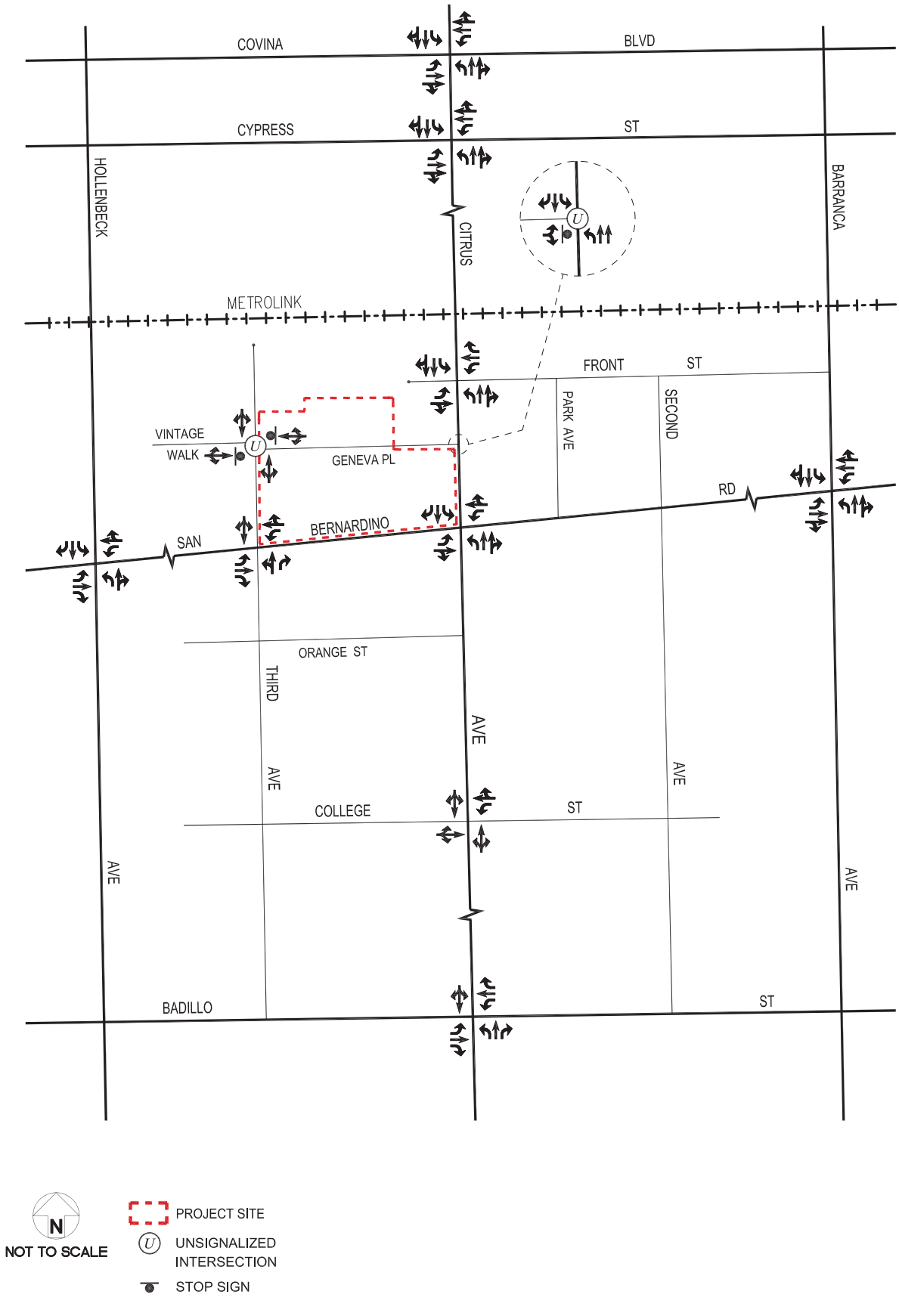

SOURCE: Linscott, Law & Greenspan, Engineers 2019

FIGURE 3.17-2

Existing Lane Configurations

Covina Hassen Development Project (Site A)

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Public Bus Transit Service

Public bus transit service in the project area is provided by Foothill Transit, Metro, and the City of Glendora. Foothill Transit operates one north-south route along Citrus Avenue. Line 281 connects the City of Industry to the City of Glendora, providing two northbound and two southbound buses in the project study area during the AM and PM peak hours. Metro operates one east-west route along Badillo Street and Citrus Avenue. Line 190 connects the City of El Monte to Cal Poly Pomona, providing up to four eastbound and five westbound buses in the project study area during the AM and PM peak hours. The City of Glendora operates a Commuter Shuttle that connects to the Covina Metrolink Station via Front Street and Citrus Avenue, providing up to two buses in the AM and PM peak hours.

Regional Rail Service

Metrolink provides a rail stop about 500 feet from the project site for the San Bernardino Line, which extends between Union Station in Downtown Los Angeles and the City of San Bernardino. This Metrolink stop provides connectivity between the proposed project and the regional network of rail lines operated by Amtrak, Metro, and the Southern California Regional Rail Authority. The Covina Metrolink Station is located north of Front Street on the east side of Citrus Avenue and connects with the public bus transit services provided on Citrus Avenue. During the weekday AM peak hour, five trains per hour are provided at the Covina Metrolink Station: four travel westbound to Los Angeles Union Station, and one travels eastbound to the City of San Bernardino. During the weekday PM peak hour, four trains per hour are provided at the Covina Metrolink Station: three travel eastbound to the City of San Bernardino, and one travels westbound to Los Angeles Union Station.

Senate Bill 743

On September 27, 2013, SB 743 was signed into law, which changed the way that transportation impacts are analyzed under CEQA. SB 743 required the Governor's Office of Planning and Research (OPR) to amend the CEQA Guidelines to require analysis of VMT as the new metric for evaluating transportation impacts.

Once the new transportation guidelines are adopted, LOS, or automobile delay, will no longer be considered an environmental impact under CEQA. Per OPR's Final Proposed Updates to the CEQA Guidelines released on November 27, 2017, OPR proposes to add Section 15064.3 to the CEQA Guidelines, which would provide that, in most cases, VMT is the most appropriate measure of transportation impacts. OPR also proposed several changes to the questions related to transportation in Appendix G of the CEQA Guidelines. First, OPR proposed to revise the question related to "measures of effectiveness" (threshold question A) so that the analysis focuses on circulation elements of city and county general plans and other land use plans governing transportation. Second, OPR proposed to delete the second question related to LOS and insert references to proposed new Section 15064.3. Third, OPR proposed to clarify the question related to design features.

The new Section 15064.3(b), "Criteria for Analyzing Transportation Impacts," states "If existing models or methods are not available to estimate the VMT for the particular project being considered, a lead agency may analyze the project's VMT qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc. For many projects, a qualitative analysis of construction traffic may be appropriate."

OPR's regulatory text indicates that a public agency may immediately commence implementation of the transportation impact guidelines, however, the guidelines shall applied by all lead agencies, statewide, by July 1, 2020. At this time, the City has not yet implemented VMT as a primary traffic evaluation methodology. As such, the

proposed project's potential to impact transportation and circulation has been evaluated by analyzing changes in LOS at eleven impacted intersections surrounding the project site consistent with the City's current Traffic Impact Analysis Guidelines (2014).

a) Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Less Than Significant Impact. The traffic impact study for the proposed project follows the City's traffic study guidelines and is consistent with the traffic impact assessment guidelines set forth in the Los Angeles County Congestion Management Program.

The traffic analysis evaluates potential project-related impacts at eleven study intersections in the vicinity of the project site. These intersections were considered as they have the greatest potential to experience traffic impacts as a result of the proposed project. The intersections were evaluated during the weekday morning and afternoon peak hours. Figure 3.17-1 illustrates the project site location and the location of the study area intersections. The eleven intersections are as follows:

1. Hollenbeck Avenue/San Bernardino Road
2. 3rd Avenue/Vintage Walk – Geneva Place (unsignalized)
3. 3rd Avenue/San Bernardino Road
4. Citrus Avenue/Covina Boulevard
5. Citrus Avenue/Cyprus Street
6. Citrus Avenue/Front Street
7. Citrus Avenue/Geneva Place (unsignalized)
8. Citrus Avenue/San Bernardino Road
9. Citrus Avenue/College Street
10. Citrus Avenue/Badillo Street
11. Barranca Avenue/San Bernardino Road

Nine of the study intersections selected for analysis are currently controlled by traffic signals, while the remaining two study intersections, 3rd Avenue/Vintage Walk - Geneva Place and Citrus Avenue/Geneva Place, are controlled with two-way stop signs (see Figure 3.16-2).

Traffic Impact Analysis Methodology

In order to estimate the traffic impact characteristics of the proposed project, a multi-step process was utilized, as follows:

1. Forecasting trip generation, which estimates the total arriving and departing traffic volumes from the proposed project on a peak hour and daily basis. The traffic generation potential is typically forecast by applying the appropriate vehicle trip generation equations or rates to the project development tabulation.
2. Forecasting trip distribution, which identifies the origins and destinations of inbound and outbound project traffic volumes. These origins and destinations are typically based on demographics and existing/anticipated travel patterns in the study area.

3. Forecasting traffic assignment, which involves the allocation of project traffic to study area streets and intersections. Traffic assignment is typically based on minimization of travel time, which may or may not involve the shortest route, depending on prevailing operating conditions and travel speeds. Traffic distribution patterns are indicated by general percentage orientation, while traffic assignment allocates specific volume forecasts to individual roadway links and intersection turning movements throughout the study area.

With the forecasting process complete and project traffic assignments developed, the impact of the proposed project is evaluated by comparing LOS conditions at the study area intersections using existing and expected future traffic volumes with and without anticipated project traffic. Based on the outcome of the "with project" conditions, the effects of the project are measured against City traffic guidelines to determine their significance.

Signalized Intersections

Of the eleven study intersections, nine are currently signalized. The signalized intersections were evaluated using the Intersection Capacity Utilization (ICU) method of analysis, which determines Volume-to-Capacity (v/c) ratios on a critical lane basis. The ICU method is intended for signalized intersection analysis and determines the v/c ratios on a critical lane basis (i.e., based on the individual v/c ratios for key conflicting traffic movements). The ICU numerical value represents the percent signal (green) time, and thus capacity, required by existing and/or future traffic. It should be noted that the ICU methodology assumes uniform traffic distribution per intersection approach lane and optimal signal timing. The overall intersection v/c ratio is subsequently assigned an LOS value to describe intersection operations.

Unsignalized Intersection

The two unsignalized study intersections are currently two-way stop-controlled (TWSC). The unsignalized intersections were evaluated using the methodology outlined in Chapter 19 of the 2010 Highway Capacity Manual (HCM). The HCM method determines the average control delay experienced at the intersections. Average control delay for any particular movement is a function of the capacity of the approach and the degree of saturation. The average control delay is measured in seconds per vehicle, and includes delay due to deceleration to a stop at the back of the queue from free-flow speed, move-up time within the queue, stopped delay at the front of the queue, and delay due to acceleration back to free-flow speed. A description of the HCM method and corresponding LOS is also provided in Appendix H.

The TWSC methodology estimates the average control delay for each minor-street movement (or shared movement) as well as major-street left-turns and determines the LOS for each constrained movement. LOS is not defined for the overall TWSC intersection because major-street movements with no delays typically result in a weighted average delay that is extremely low. As directed by the City's Traffic Impact Analysis Guidelines, the worst approach lane group control delay is reported in place of overall intersection control delay.

Impact Criteria and Thresholds

The relative impact of the added project traffic volumes generated by the proposed project during the weekday AM and PM peak hours was evaluated based on analysis of existing and future operating conditions at the study

intersections, without and with the proposed project. The previously discussed capacity analysis procedures were utilized to evaluate the future v/c or delay relationships and LOS characteristics at each study intersection.

The significance of the potential project-generated traffic impacts was identified using the traffic impact criteria set forth in the City's Traffic Impact Analysis Guidelines. According to the City's guidelines, a significant transportation impact is determined based on the impact threshold criteria presented in Table 3.17-1, City of Covina - Signalized Intersection Impact Threshold Criteria, and Table 3.17-2, City of Covina - Unsignalized Intersection Impact Threshold Criteria.

Table 3.17-1. City of Covina – Signalized Intersection Impact Threshold Criteria

Pre-Project v/c	Level of Service	Project Related Increase in v/c
0.71 – 0.80	C	Equal or greater than 0.04
0.81 – 0.90	D	Equal or greater than 0.02
0.91 – or more	E/F	Equal or greater than 0.01

Source: Appendix H

Table 3.17-2. City of Covina – Unsignalized Intersection Impact Threshold Criteria

Pre-Project v/c	Level of Service	Project Related Increase in v/c
≤ 25.0 seconds	A/B/F	LOS D or worse
> 25.0 seconds	D/E/F	Equal to or greater than 5.0 seconds

Source: Appendix H

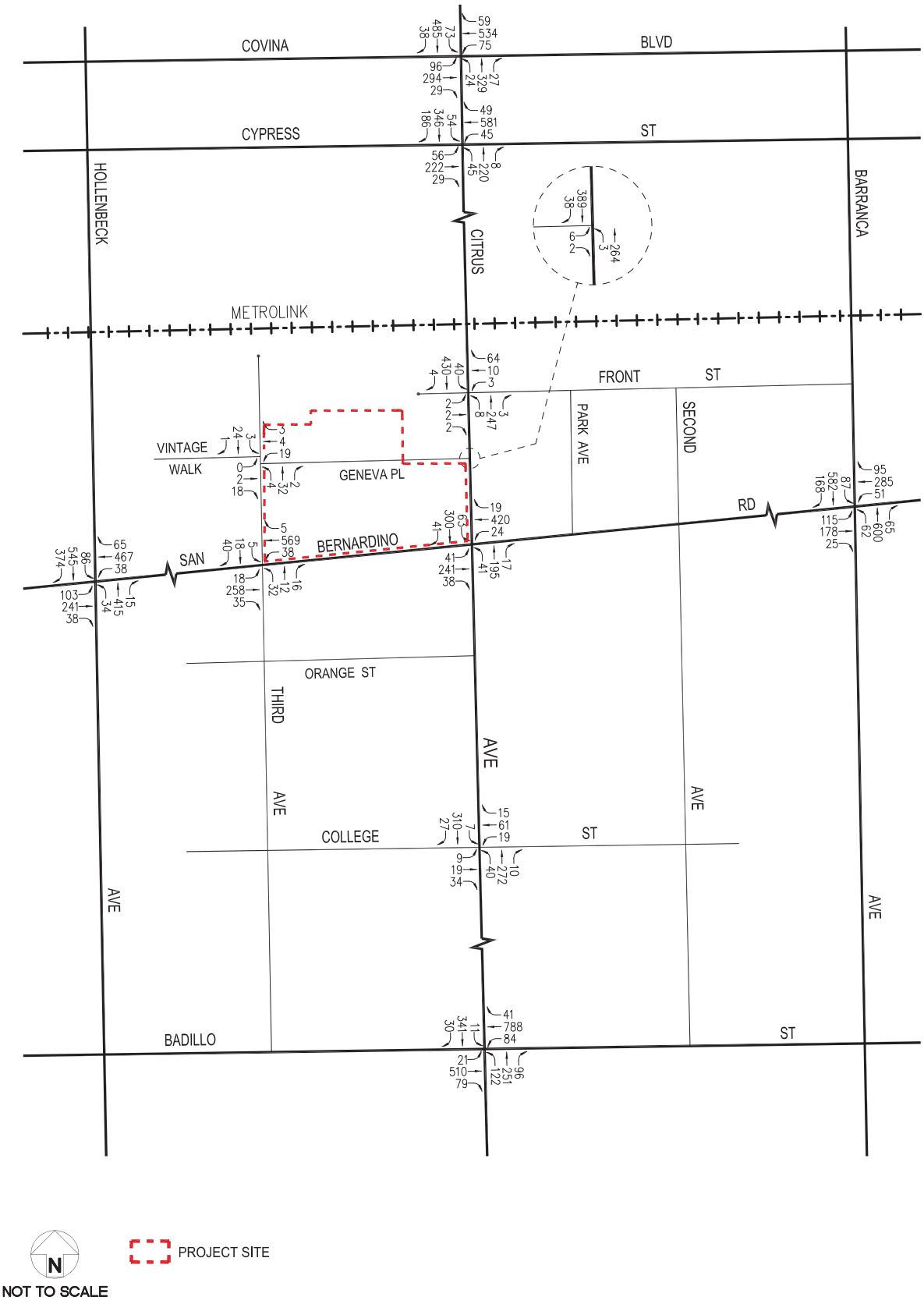
LOS calculations were prepared for the study intersections under the following scenarios:

a) Existing conditions.
b) Condition (a) with completion and occupancy of the proposed project, including existing traffic volume shifts due to the partial street vacation of Geneva Place.
c) Condition (a) plus one percent (1%) annual ambient traffic growth through the year 2021 and with the completion and occupancy of the related projects (shown in Table 3.17-4).
d) Condition (d) with completion and occupancy of the project site, including existing traffic volume shifts due to the partial vacation of Geneva Place.

The traffic volumes for each new condition were added to the volumes in the prior condition to determine the change in capacity utilization or control delay at the study intersections.

Existing Traffic Volumes

Existing LOS values and traffic volumes are shown in Table 3.17-3 and illustrated in Figure 3.17-3 and Figure 3.17-4, respectively, for the AM and PM peak hours. Nine of the study intersections are presently operating at LOS B or better during the weekday AM and PM peak hours under existing conditions. Two of the study intersections (i.e., Intersection No.1: Hollenbeck Avenue/San Bernardino Road and Intersection No. 10: Citrus Avenue/Badillo Street) are currently operating at LOS E during the weekday PM peak hour.



SOURCE: Linscott, Law & Greenspan, Engineers 2019

FIGURE 3.17-3

Existing Traffic Volumes: Weekday AM Peak Hour

Covina Hassen Development Project (Site A)

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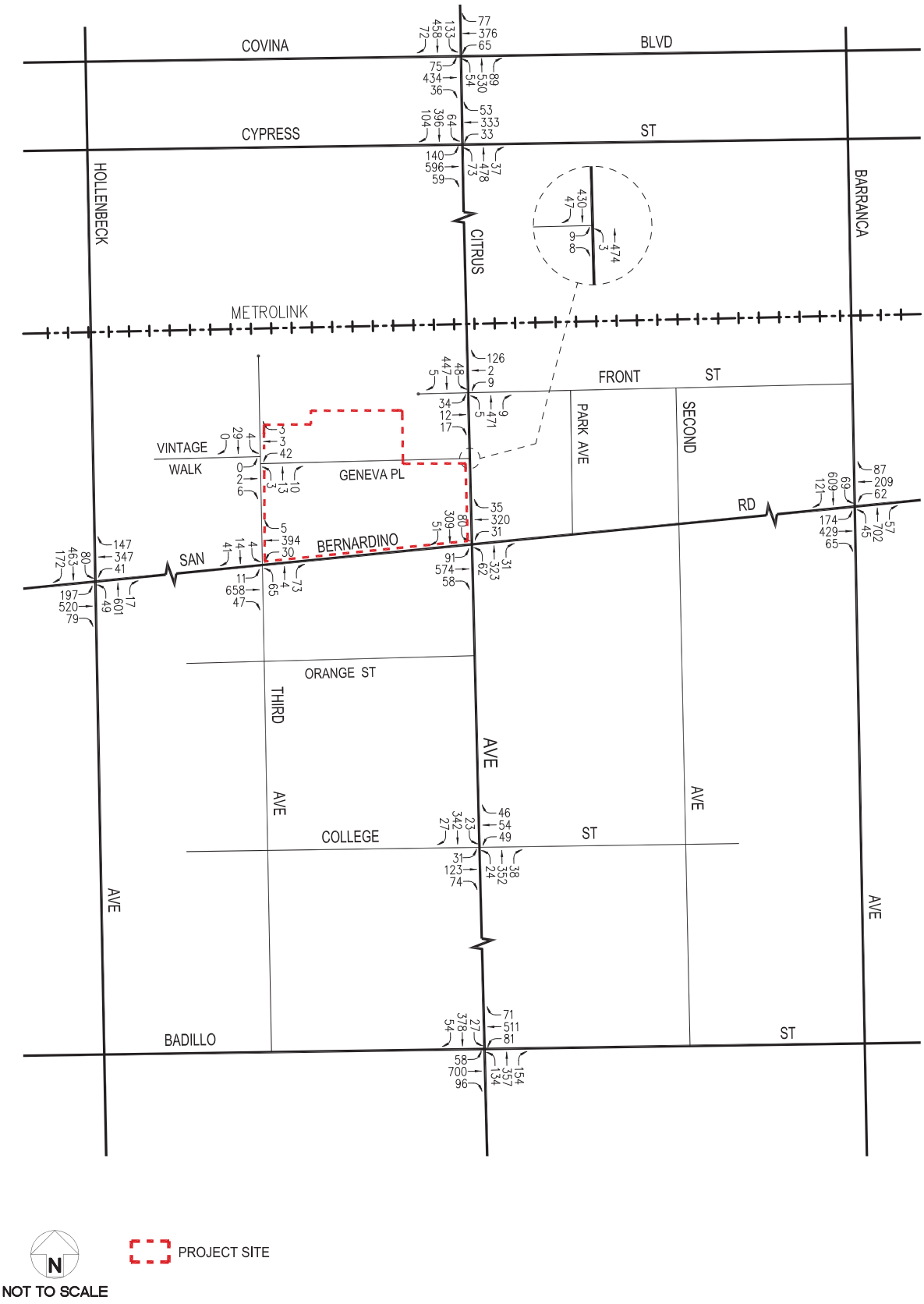

SOURCE: Linscott, Law & Greenspan, Engineers 2019

FIGURE 3.17-4

Existing Traffic Volumes: Weekday PM Peak Hour

Covina Hassen Development Project (Site A)

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Cumulative Development Projects

A forecast of on-street traffic conditions prior to occupancy of the proposed project was prepared by incorporating the potential trips associated with other known development projects (related projects) in the area. With this information, the potential impact of the proposed project can be evaluated within the context of the cumulative impact of all ongoing development. The related projects research was based on information on file at the City of Covina Community Development Department. City of West Covina Planning Department was also contacted and no related projects within the study area were identified. The related projects in the study area are presented in Table 3.17-4 below.

Traffic volumes expected to be generated by the related projects were calculated using rates provided in the *ITE Trip Generation Manual*. The related project's respective traffic generation for the weekday AM and PM peak hours, as well as on a daily basis for a typical weekday, is summarized in Table 3.17-4. As shown in Table 3.17-4, the related projects are expected to generate a combined total of 14,134 daily trips during a typical weekday, 1,199 vehicle trips (678 inbound trips and 521 outbound trips) during the weekday AM peak hour, and 1,125 vehicle trips (502 inbound trips and 623 outbound trips) during the weekday PM peak hour. See Appendix H for details.

In order to account for unknown related projects not included in this analysis, the existing traffic volumes were increased at an annual rate of one percent (1.0%) per year to the year 2020 (i.e., the anticipated year of project build-out). The ambient growth factor was based on general traffic growth factors provided in the 2010 CMP manual. The general traffic growth factors provided in the CMP manual for the Regional Statistical Area (RSA) 26, which includes the Covina and West Covina areas, has an annual traffic volume growth rate of approximately 0.46% per year between years 2010 and 2020. Thus, application of a one percent (1.0%) annual growth factor allows for a conservative, worst case forecast of future traffic volumes in the area. Further, it is noted that the CMP manual's traffic growth rate is intended to anticipate future traffic generated by development projects in the project vicinity. Thus, the inclusion in this traffic analysis of both a forecast of traffic generated by the known related projects plus the use of an ambient growth traffic factor based on CMP traffic model data results in a conservative estimate of future traffic volumes at the study intersections.

Project Trip Generation

The trip generation rates and forecast of the vehicular trips anticipated to be generated by the proposed project are presented in Table 3.17-5 below and illustrated in Figure 3.17-5 and Figure 3.17-6, respectively, for the AM and PM peak hours. The project trip generation forecast was submitted for review and approval by City staff. As summarized in Table 3.17-5, the proposed project is expected to generate a net increase of 1,700 daily trips; 108 vehicle trips (36 inbound trips and 72 outbound trips) during the weekday AM peak hour; and, 145 vehicle trips (87 inbound trips and 58 outbound trips) during the weekday PM peak hour.

Existing with Project Conditions

Existing with Project LOS and traffic volumes are shown in Table 3.17-3, and illustrated in Figure 3.17-7 and Figure 3.17-8, respectively, for the AM and PM peak hours. Application of the City's threshold criteria to the this scenario indicates that the proposed project is not expected to create significant impacts at any of the study intersections. Incremental, but not significant, impacts are noted at the study intersections. It should also be noted that the redistribution of the traffic volumes due to the partial street vacation of

Geneva Place at the surrounding intersections in the vicinity of Geneva Place (i.e., the Third Avenue/San Bernardino Road, Citrus Avenue/Front Street, and Citrus Avenue/San Bernardino Road intersections) is reflected in the Existing With Project conditions. Because there are no significant impacts, no traffic mitigation measures are required under the "Existing with Project" condition.

Future without Project Conditions

The Future without Project Conditions were forecast based on the addition of traffic generated by the completion and occupancy of the related projects, as well as the growth in traffic due to the combined effects of continuing development, intensification of existing developments and other factors (i.e., ambient growth). The v/c ratios and delays at the study intersections are incrementally increased with the addition of ambient traffic and traffic generated by the related projects listed in Table 3.17-4. Future without Project LOS and traffic volumes are shown in Table 3.17-3, and illustrated in Figure 3.17-9 and Figure 3.17-10[15], respectively, for the AM and PM peak hours. Based on the table, nine of the eleven of the study intersections are expected to continue operating at LOS C or better during the weekday AM and PM peak hours with the addition of growth in ambient traffic and related projects' traffic under the Future without Project condition. Two of the study intersections (i.e., Intersection No. 1: Hollenbeck Avenue/San Bernardino Road and Intersection No. 10: Citrus Avenue/Badillo Street) are anticipated to operate at LOS E during the AM and/or PM peak hours for the Future without Project condition.

Future with Project Conditions

As shown in Table 3.17-3 and, Future with Project traffic volumes illustrated in Figure 3.17-11 and Figure 3.17-12, respectively for the AM and PM peak hours, application of the City's threshold criteria in this scenario indicates that the proposed project is not expected to create significant impacts at any of the study intersections. Incremental, but not significant, impacts are noted at the study intersections. Because there are no significant impacts, no traffic mitigation measures are required or recommended for the study intersections under the "Future with Proposed Project" condition. It should also be noted that the redistribution of the existing traffic volumes due to the partial street vacation of Geneva Place is not expected to result in a significant impact at any of the surrounding intersections in the vicinity of Geneva Place (i.e., at the Third Avenue/San Bernardino Road, Citrus Avenue/Front Street, and Citrus Avenue/San Bernardino Road intersections) for the Future with Project condition.

[15] Traffic volumes shown in Figures 3.17-9 and 3.17-10 have been updated in the TIS Addendum (2019) included in Appendix H.

Table 3.17-3. Summary of Volume to Capacity Ratios and LOS During Weekday AM and PM Peak Hours

No	Intersection		Existing		Existing with Project		Difference between Existing and Existing with Project		Future without Project		Future with project		Difference between Future without- and Future with project	
		Peak Hour	*V/C or Delay*	*LOS*	*V/C or Delay*	*LOS*	*V/C or Delay*	*Significant Impact**	*V/C or Delay*	*LOS*	*V/C or Delay*	*LOS*	*V/C or Delay*	*Significant Impact*
1	Hollenbeck Avenue/ San Bernardino Road	AM	0.809	D	0.814	D	0.005	No	0.846	D	0.852	D	0.006	No
		PM	0.918	E	0.927	E	0.009	No	0.964	E	0.973	E	0.009	No
2	Third Avenue/ Vintage Walk-Geneva Place	AM	9.1	A	9.0	A	-0.1	No	9.1	A	9.0	A	-0.1	No
		PM	9.1	A	8.9	A	-0.2	No	9.1	A	8.8	A	-0.3	No
3	Third Avenue/ San Bernardino Road	AM	0.479	A	0.503	A	0.024	No	0.502	A	0.525	A	0.023	No
		PM	0.558	A	0.546	A	-0.012	No	0.586	A	0.574	A	-0.012	No
4	Citrus Avenue/ Covina Boulevard	AM	0.474	A	0.476	A	0.002	No	0.507	A	0.509	A	0.002	No
		PM	0.515	A	0.519	A	0.004	No	0.556	A	0.559	A	0.003	No
5	Citrus Avenue/ Cypress Street	AM	0.476	A	0.481	A	0.005	No	0.503	A	0.508	A	0.005	No
		PM	0.477	A	0.491	A	0.014	No	0.505	A	0.519	A	0.014	No
6	Citrus Avenue/ Front Street	AM	0.232	A	0.238	A	0.006	No	0.247	A	0.253	A	0.006	No
		PM	0.330	A	0.333	A	0.003	No	0.351	A	0.353	A	0.002	No
7	Citrus Avenue/Geneva Place	AM	12.0	B	12.0	B	0.0	No	12.6	B	12.5	B	-0.1	No
		PM	12.8	B	13.4	B	0.6	No	13.6	B	14.2	B	0.6	No
8	Citrus Avenue/ San Bernardino Road	AM	0.563	A	0.586	A	0.023	No	0.6	A	0.623	B	0.023	No
		PM	0.696	B	0.710	C	0.014	No	0.743	C	0.757	C	0.014	No
9	Citrus Avenue/ College Street	AM	0.343	A	0.351	A	0.008	No	0.369	A	0.376	A	0.007	No
		PM	0.496	A	0.508	A	0.012	No	0.529	A	0.541	A	0.012	No
10	Citrus Avenue/Badillo Street	AM	0.871	D	0.879	D	0.008	No	0.921	E	0.929	E	0.008	No
		PM	0.910	E	0.918	E	0.008	No	0.963	E	0.971	E	0.008	No
11	Barranca Avenue/ San Bernardino Road	AM	0.514	A	0.521	A	0.007	No	0.545	A	0.552	A	0.007	No
		PM	0.532	A	0.537	A	0.005	No	0.561	A	0.567	A	0.006	No

Source: Appendix H / **Notes:** Counts conducted by City Traffic Counters in May 2018.

Table 3.17-4. Related Projects List and Trip Generation

Project Status	Project Address	Proposed Land Use	Daily Trips	AM Peak Hour	PM Peak Hour
Approved	400 N. Citrus Avenue	Condo (68 DU) / Retail (5,794sf)	642	36	56
Proposed	Park View Drive, south of Holt	Hotel (130 keys)	1,062	69	78
Built	166 E. Center Street	Apartment (5 DU)*	33	3	3
Built	269-275 W. Center Street	Apartment (8 DU)	53	4	5
Proposed	250 E. San Bernardino Road	Church Addition (9,400 sf)	86	5	5
Built	210 W. San Bernardino Road	Hospital Addition (3,000 sf)	40	3	3
Built	500 W. San Bernardino Road	Medical Office (9,000 sf)	325	22	32
Built	611 S. Citrus Avenue	Starbucks (1,867 sf)	1,528	188	80
Built	108 E. Arrow Highway	Starbucks (1,840)	1,506	185	79
Built	635 S. Citrus Avenue	Automobile Sales (30,000 sf)	744	30	45
Under Construction	800 N. Banna Avenu	Residential (63 DU)/park (2ac)	600	47	63
Approved	1732 E Ruddock Street	Residential (4 DU)	38	3	4
Under Construction	777 Enda Place	Light Industrial (99,272 sf)	692	91	96
Proposed	Covina Hassen (N Citrus)	Townhomes (18 DU) /Mixed Use (4,400 sf)	219	13	21
Graded	1162 N. Citrus Avenue	Condo (117)/ Mixed Use (44,800 sf)	1,896	130	170
Approved	1650 E. Old Badillo	Assisted living (32 beds)	88	6	9
Built	308 Barranca Avenue	Townhomes (5 DU)	29	2	3
Approved	276 W. Dexter Street	Condominium (3 DU)	17	1	2
Under Construction	172 E. Center Street	Apartment (5 DU)	33	3	3
Approved	525 S. Citrus Avenue	Mixed Use (10,900 sf)	2,733	233	185
Proposed	1123 Park View Drive	Medical Office	1,517	100	150
Proposed	Park View Drive/Holt Avenue	Assisted Living (90 beds)	249	16	26

Source: Appendix H

Table 3.17-5. Project Trip Generation

Land Use	Size	Daily Trip Volume	AM Peak Hour Volumes			PM Peak Hour Volumes		
			In	*Out*	*Total*	*In*	*Out*	*Total*
Residential Townhome	161 DU	936	12	59	71	56	28	84
Restaurant	3,800 sf	483	23	18	41	22	15	37
Retail	13,500 sf	576	8	5	13	24	26	50
Less Pass-by Adjustment (10%)		(106)	(3)	(2)	(5)	(5)	(4)	(9)
Less Transit Adjustment (10%)		(189)	(4)	(8)	(12)	(10)	(7)	(17)

Source: Appendix H

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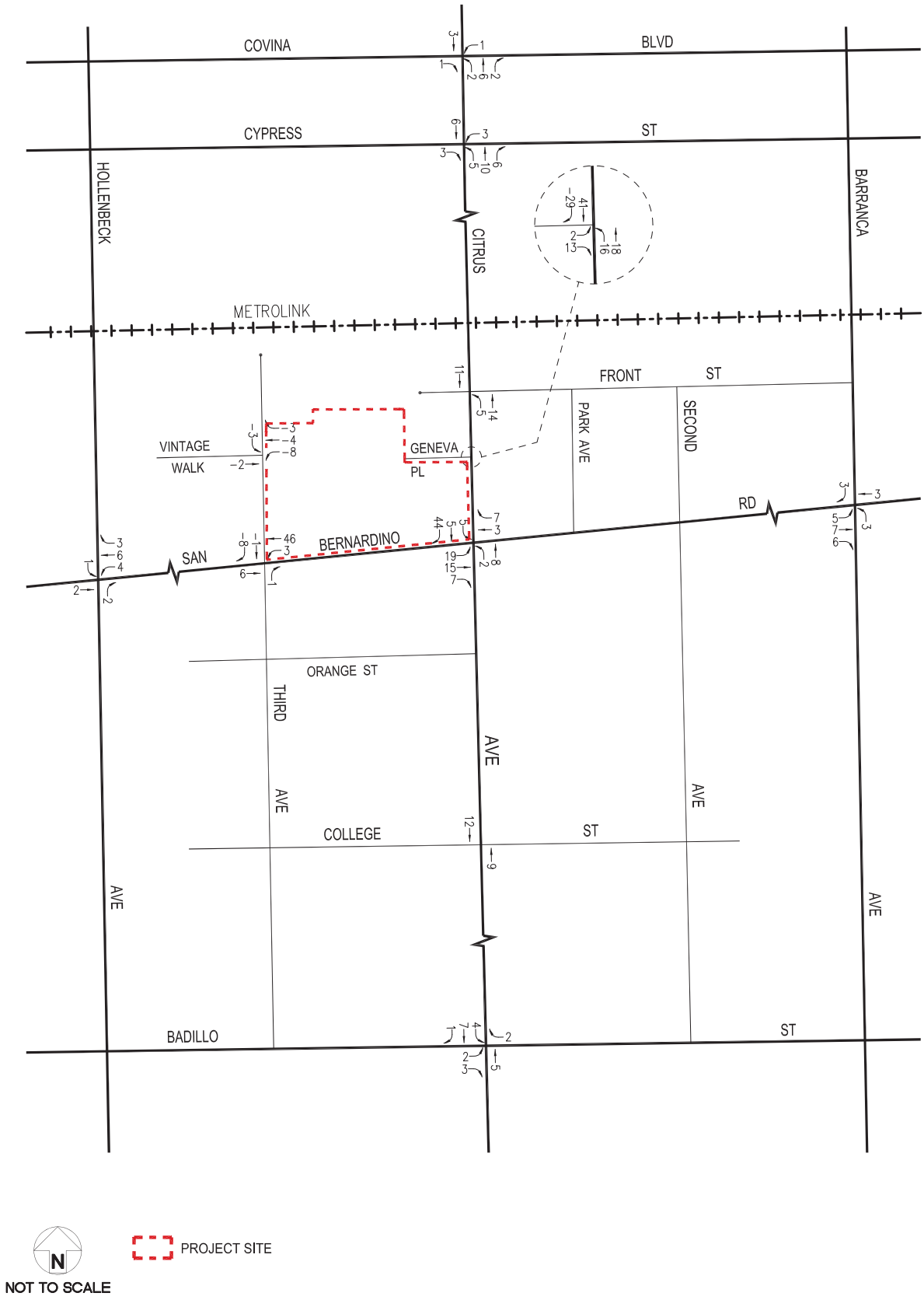

SOURCE: Linscott, Law & Greenspan, Engineers 2019

FIGURE 3.17-5

Net New Project Traffic Volumes: Weekday AM Peak Hour

Covina Hassen Development Project (Site A)

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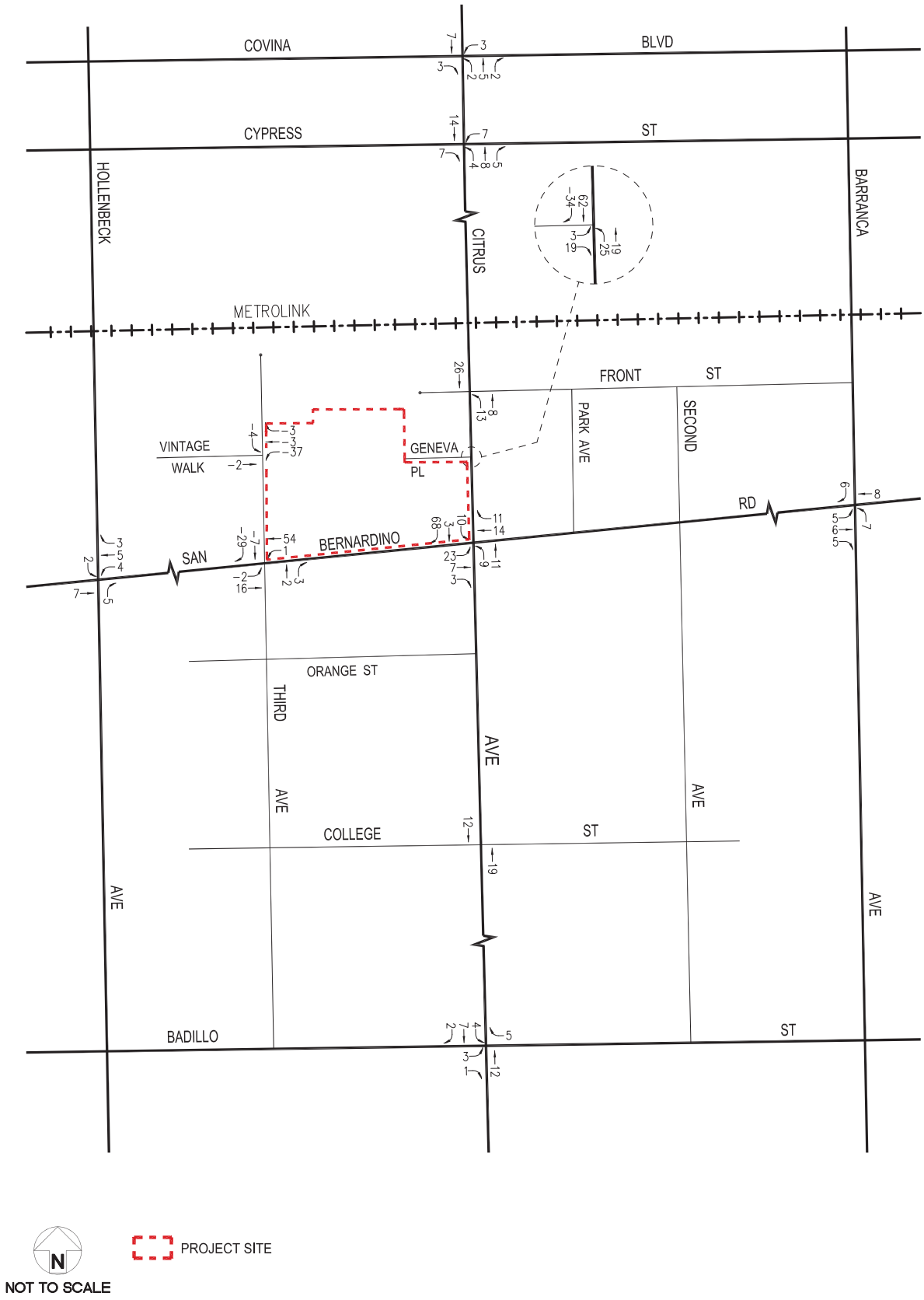

SOURCE: Linscott, Law & Greenspan, Engineers 2019

FIGURE 3.17-6

Net New Project Traffic Volumes: Weekday PM Peak Hour

Covina Hassen Development Project (Site A)

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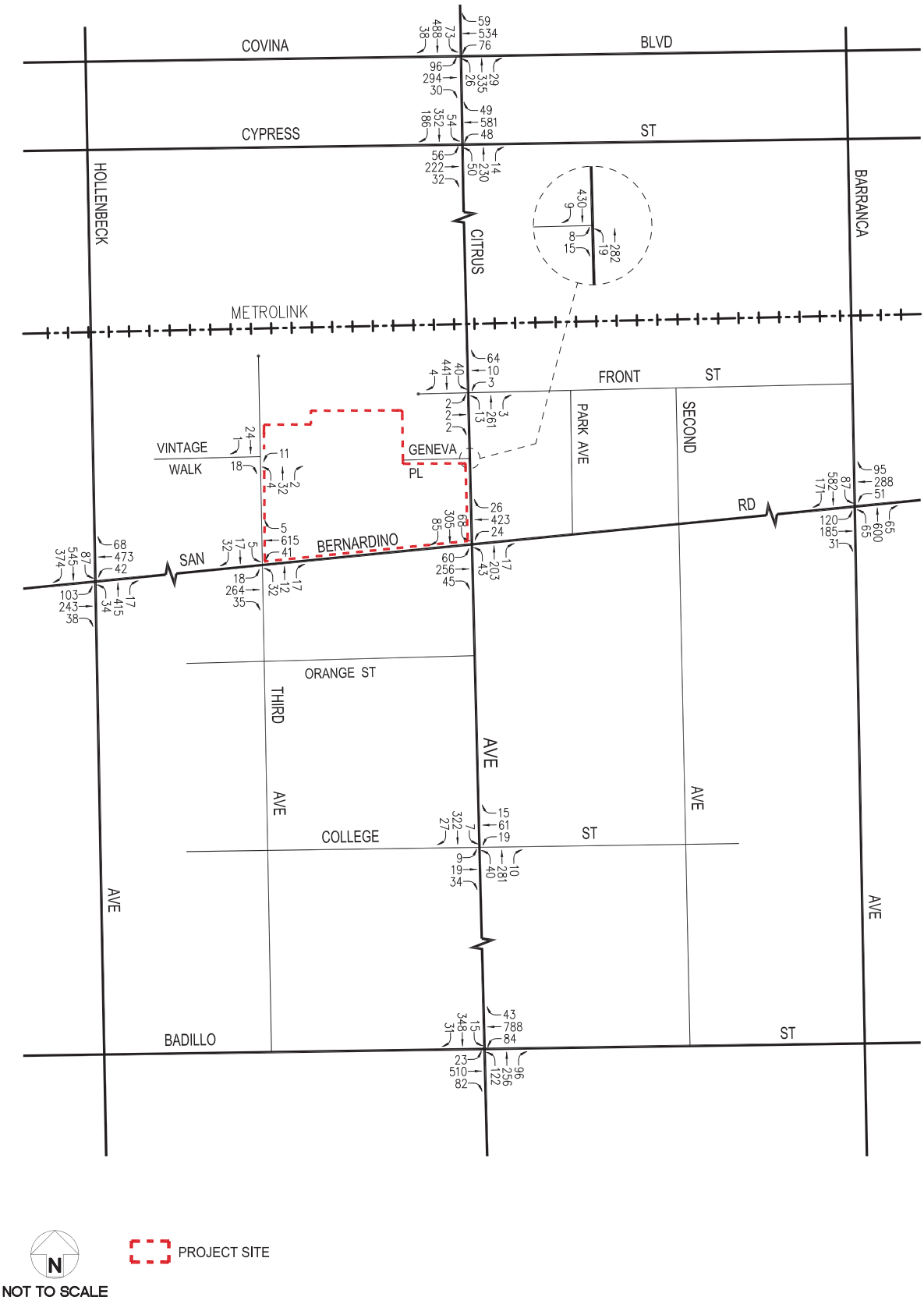

SOURCE: Linscott, Law & Greenspan, Engineers 2019

FIGURE 3.17-7

Existing with Project Traffic Volumes: Weekday AM Peak Hour

Covina Hassen Development Project (Site A)

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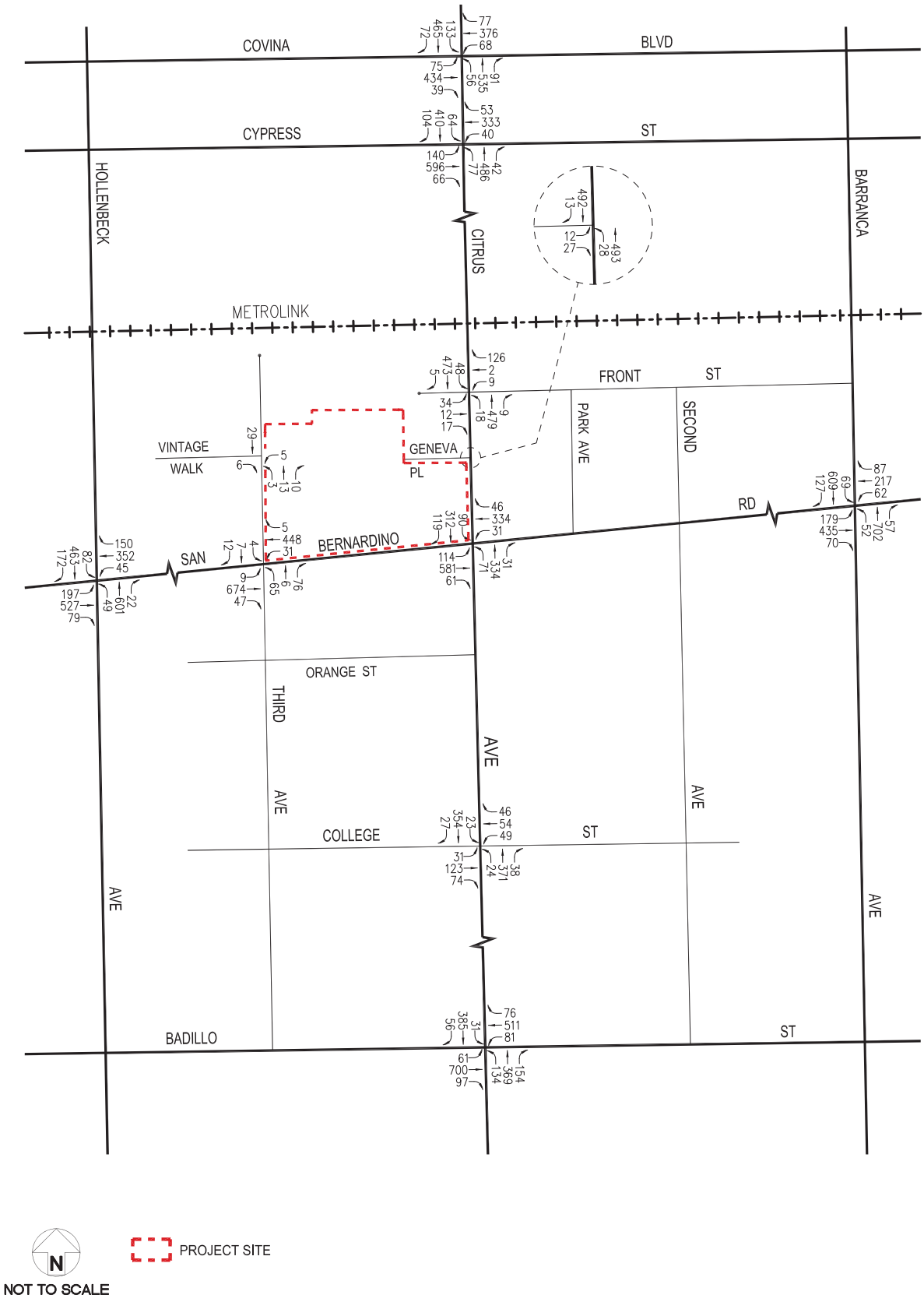

SOURCE: Linscott, Law & Greenspan, Engineers 2019

FIGURE 3.17-8

Existing with Project Traffic Volumes: Weekday PM Peak Hour

Covina Hassen Development Project (Site A)

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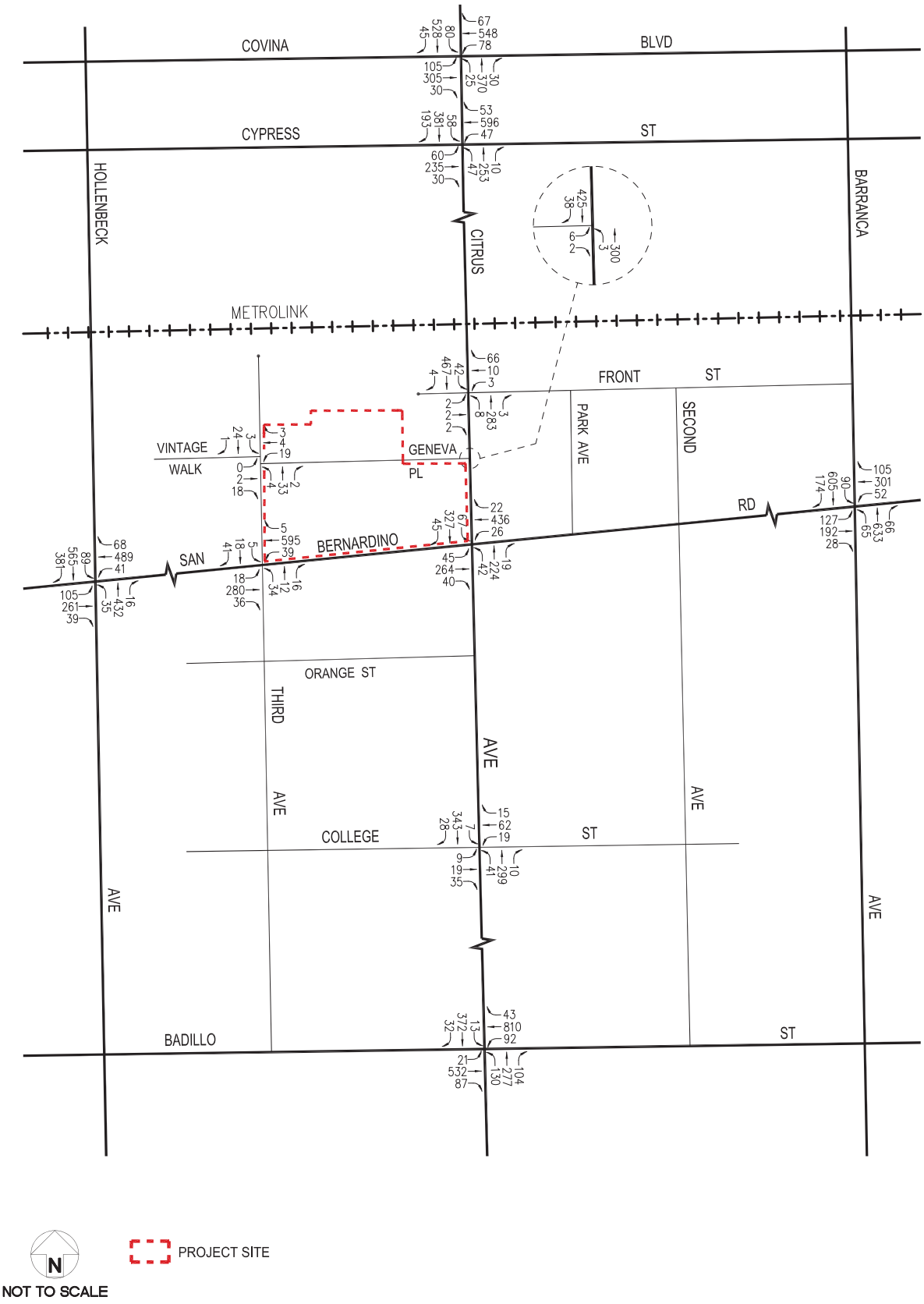

SOURCE: Linscott, Law & Greenspan, Engineers 2019

FIGURE 3.17-9

Future without Project Traffic Volumes: Weekday AM Peak Hour

Covina Hassen Development Project (Site A)

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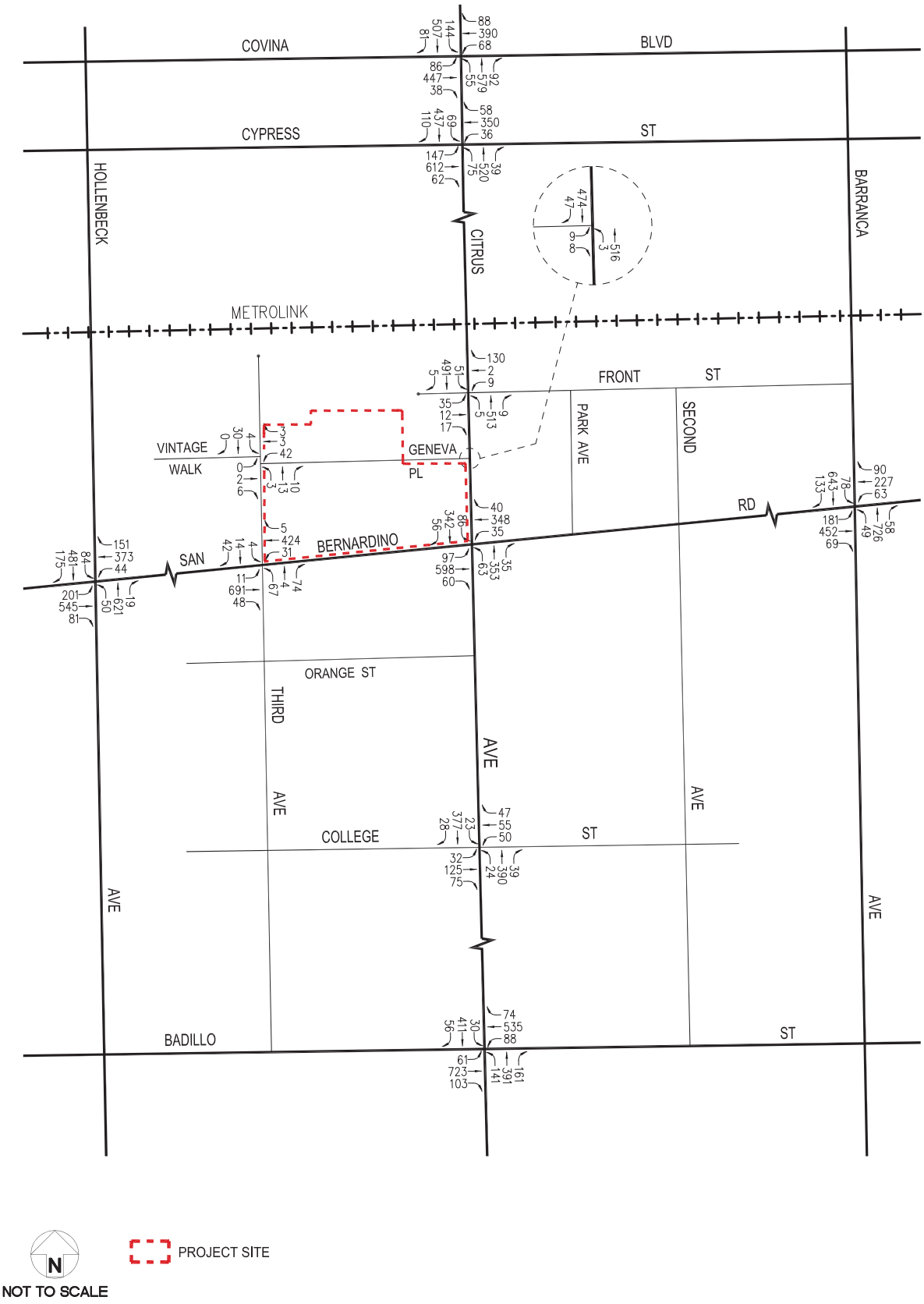

SOURCE: Linscott, Law & Greenspan, Engineers 2019

FIGURE 3.17-10

Future without Project Traffic Volumes: Weekday PM Peak Hour

Covina Hassen Development Project (Site A)

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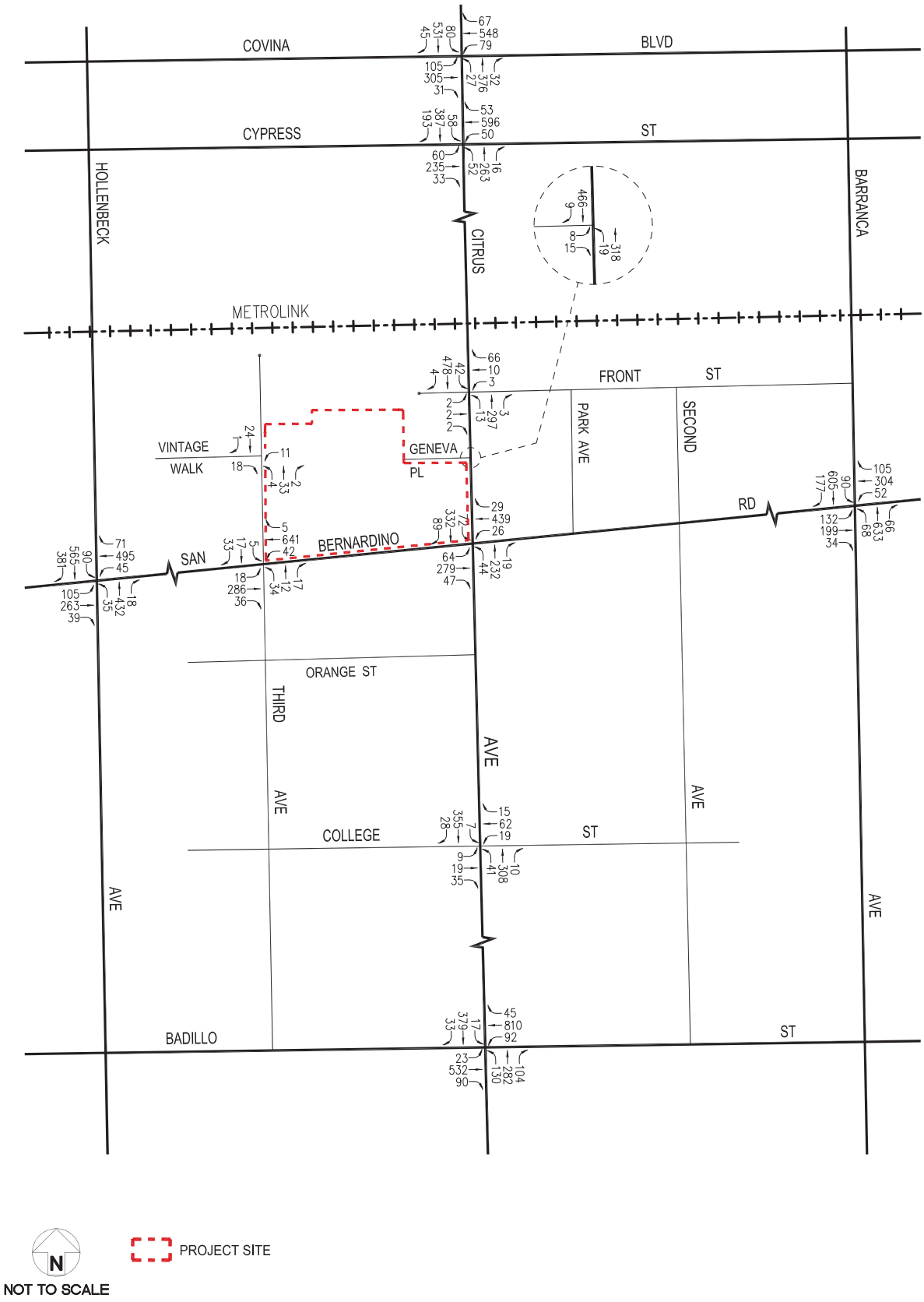

SOURCE: Linscott, Law & Greenspan, Engineers 2019

FIGURE 3.17-11

Future with Project Traffic Volumes: Weekday AM Peak Hour

Covina Hassen Development Project (Site A)

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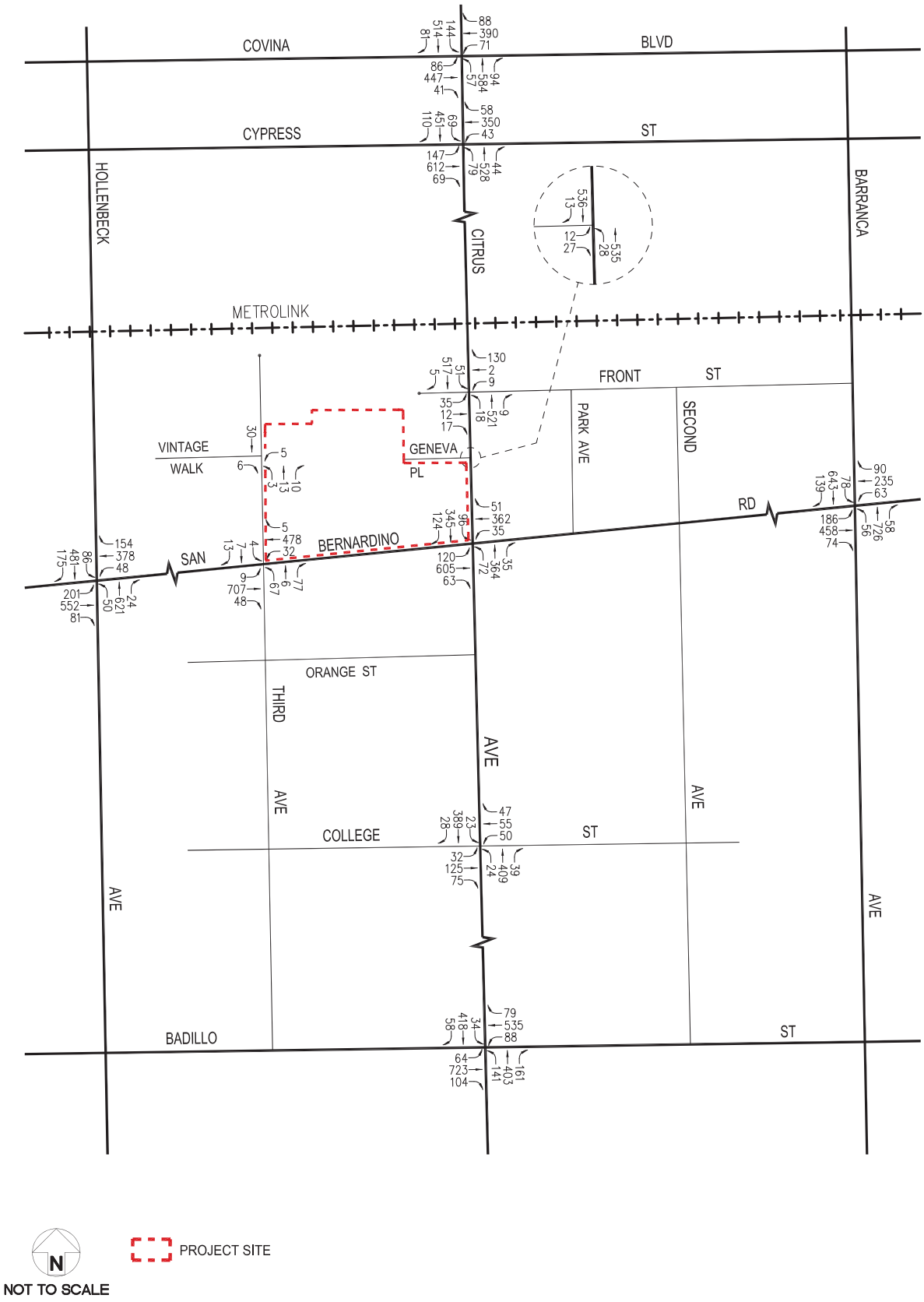

SOURCE: Linscott, Law & Greenspan, Engineers 2019

FIGURE 3.17-12

Future with Project Traffic Volumes: Weekday PM Peak Hour

Covina Hassen Development Project (Site A)

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Congestion Management Program Traffic Impact Assessment

The applicable congestion management program (CMP) for the project area and the surrounding metropolitan area is the Los Angeles County Metropolitan Transportation Authority's 2010 CMP. This program monitors and sets performance indicators for a transportation network of numerous highway segments, freeways, and key roadway intersections throughout Los Angeles County (called the CMP Highway and Roadway System). The CMP requires analysis of a project's effects on CMP facilities if the project would add 50 or more trips to a CMP intersection or more than 150 trips to a CMP mainline freeway in either direction during the AM or PM weekday peak hours. As discussed in the Traffic Impact Study (Appendix H), the project is not expected to add 50 or more trips during either weekday AM or PM peak hours at CMP monitoring intersections. Further, the project is not expected to add 150 or more trips (in either direction) during either the weekday AM or PM peak periods to CMP mainline freeway monitoring locations. No further analysis of CMP intersections or freeway mainline segments is required per the Los Angeles County CMP guidelines, indicating that the project trip generation falls below the thresholds established in the CMP and is, therefore, not anticipated to result in significant impacts at CMP monitoring locations.

Conclusion

As shown in Table 3.17-3, application of the City's threshold criteria indicates that the proposed project is not expected to create significant impacts at any of the study intersections under the Existing with Project or Future with Project scenarios. Incremental, but not significant, impacts are noted at the study intersections. All study intersections would remain at LOS D or better in both peak hours. Additionally, the proposed project would not conflict with Los Angeles County CMP guidelines. As such, impacts would be **less than significant**. No mitigation is required.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less Than Significant Impact. CEQA Guidelines Section 15064.3, subdivision (b), lists the criteria that must be used for applying VMT analysis to development project and for determining the significance of transportation impacts under VMT criteria. Section 15064.3, subdivision (b) is further divided into four subdivisions: (1) land use projects, (2) transportation projects, (3) qualitative analysis, and (4) methodology. The proposed project is mixed-use project, which would include the construction of 161 townhomes, 13,500 sf of retail space, and 3,800 sf of restaurant uses. The proposed project would generate temporary construction-related traffic and would generate 1,700 daily trips during operation (Appendix H).

As previously stated, the guidelines shall applied by all lead agencies, statewide, by July 1, 2020, and at this time, the City has not yet implemented VMT as a primary traffic evaluation methodology. As such, the proposed project's potential to impact transportation and circulation has been evaluated with the City's current Traffic Impact Analysis Guidelines (based on LOS). Because the City has not adopted the use of VMT pursuant to SB 743, the proposed project would be evaluated according to CEQA Guidelines Section 15064.3, subdivision (b)(3), qualitative analysis. This guideline recognizes that lead agencies may not be able to quantitatively estimate VMT for every project type. In those circumstances, this subdivision encourages lead agencies to evaluate factors such as the availability of transit, proximity to other destinations, and other factors that may affect the amount of driving required by the project.

As stated above in Transportation Setting, the proposed project is located in close proximity to both public bus and rail service. Transit service in the project area is provided by Foothill Transit, Metro, and the City of Glendora. Foothill Transit operates one north-south route along Citrus Avenue. Line 281 connects the City of Industry to the City of Glendora, providing two northbound and two southbound buses in the project study area during the AM and PM peak hours. Metro operates one east-west route along Badillo Street and Citrus Avenue. Line 190 connects the City of El Monte to Cal Poly Pomona, providing up to four eastbound and five westbound buses in the project study area during the AM and PM peak hours. The City of Glendora operates a Commuter Shuttle that connects to the Covina Metrolink Station via Front Street and Citrus Avenue, providing up to two buses in the AM and PM peak hours.

Metrolink provides a rail stop located approximately 500 feet northeast of the project site for the San Bernardino Line, which extends between Union Station in Downtown Los Angeles and the City of San Bernardino. This Metrolink stop would therefore provide connectivity between the proposed project and the regional network of rail lines operated by Amtrak, Metro, and the Southern California Regional Rail Authority. The Covina Metrolink Station is located north of Front Street on the east side of Citrus Avenue and connects with the public bus transit services provided on Citrus Avenue. During the weekday AM peak hour, five trains per hour are provided at the Covina station: four travel westbound to Los Angeles Union Station, and one travels eastbound to the City of San Bernardino. During the weekday PM peak hour, four trains per hour are provided at the Covina station: three travel eastbound to the City of San Bernardino, and one travels westbound to Los Angeles Union Station.

In addition to readily available public transit, the proposed project would provide enhanced pedestrian and bicycle amenities. The proposed project would provide a combination of landscape and hardscape improvements that facilitate internal accessibility and encourage active transportation. Such improvements reflect the circulation objectives stated in the TCSP. The project site is accessible from surrounding land uses and nearby public transportation (Metrolink) as well as via public sidewalks on Citrus Avenue, 3rd Avenue, and San Bernardino Road. Additionally, the proposed project would include pedestrian access points, pedestrian plazas along San Bernardino Road and 3rd Avenue, and pedestrian amenities within the site such as landscaped walkways, benches, a turf/lawn area, and courtyards (see Figure 2-2).

Bicycle access to the project site would be provided by the existing street network. The City of Covina Bicycle Master Plan proposes a number of bicycle facilities near, or immediately adjacent to, the overall project site (City of Covina 2011). The proposed facilities within an approximate one-quarter mile radius include:

- Fourth Avenue: Class III Bike Route from San Bernardino Road to Puente Street
- Citrus Avenue: Class II Bike Lane north of Front Street and south of Badillo Street
- Second Avenue: Class II Bike Lane from Front Street to Rowland Avenue
- Edna Place: Bicycle Boulevard from Azusa Avenue to First Avenue
- Front Street: Class II Bike Lane from Citrus Avenue to Second Avenue
- San Bernardino Road: Class II Bike Lane west of Hollenbeck Avenue and east of Second Avenue, Class III Bike Route from Hollenbeck Avenue to Second Avenue
- Badillo Street: Class II Bike Lane from Lark Ellen Avenue to Cypress Street

The project is well located to further facilitate and encourage bicycling as a mode of transportation as these facilities are constructed.

In summary, the proposed project is conveniently located in close proximity to public transit and would provide increased pedestrian and bicycle activity, all of which would contribute to reducing the proposed project's VMT. As such, impacts would be **less than significant** and no mitigation is required.

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. With exception of the closure of the Local street, Geneva Place (which was found to not have a significant traffic impact), the proposed project would not modify any other existing roadways leading to the site and would not involve construction of structures that would cause transportation hazards. All access points would be designed in accordance with the City's Municipal Code and Design Standards. Therefore, the proposed project would not substantially increase roadway hazards due to design features. The proposed project would involve construction of a mixed-use development in a commercial area that has been designated and planned for such uses. As such, development of the proposed project would not introduce incompatible uses to the project area having the potential to contribute to hazardous roadway conditions. Impacts would be **less than significant**. No mitigation is required.

d) Would the project result in inadequate emergency access?

No Impact. Emergency access to the project site is currently provided via Citrus Avenue, San Bernardino Road, and 3rd Avenue. While driveway configurations would slightly change under the proposed project (see the discussion under Section 2.3), emergency access would still be provided via these roadways. Additionally, the proposed project has been designed with required clearance for emergency access to the proposed buildings. As described in Sections 3.9 and 3.15, the proposed project's plans would be reviewed by LACFD as part of the plan check process, ensuring that emergency access is provided per LACFD requirements. As such, the project would not result in inadequate emergency access. **No impact** would occur.

References:

City of Covina. 2004. *Covina Town Center Specific Plan*. Accessed, April 4, 2019. https://covinaca.gov/sites/default/files/fileattachments/planning_commission/page/1074/towncenterspecificplanfinal.pdf.

City of Covina. 2011. *City of Covina Bicycle Master Plan*. Accessed, April 5, 2019. https://covinaca.gov/sites/default/files/fileattachments/community_development/page/1253/covina_bicycle_master_plan_approved_092011.pdf.

3.18 Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☒	☐	☐

a) 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:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

Less Than Significant Impact. As described under Section 3.5 of this IS/MND, a CHRIS records search was conducted for the project site and surrounding area. No tribal cultural resources were identified as a result of the records search. The NAHC conducted a Sacred Lands File search for the project, which was completed with negative results. Additionally, no specific tribal cultural resources were identified by California Native American tribes as part of the City's AB 52 notification and consultation process (see Section 3.18(a)(ii) below for a description of this process). Therefore, the proposed project would not adversely affect tribal cultural resources that are listed or eligible for listing in the state or local register. Impacts would be **less than significant**, and no mitigation is required.

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less Than Significant with Mitigation Incorporated. There are no resources in the project area that have been determined by the lead agency to be significant pursuant to the criteria set forth in Public Resources Code Section 5024.1. Further, no specific tribal cultural resources were identified in the project area by the NAHC, by California Native American tribes, or by the City as part of the AB 52 notification and consultation process. On March 2, 2016, notification of the proposed project was sent to California Native American tribal representatives that have requested to receive project notifications pursuant to AB 52 from the City and that are on file with the NAHC as being traditionally or culturally affiliated with the geographic area. To date, no response(s) to the notification letters have been received.

Due to the absence of previously recorded tribal cultural resources on the project site and because no specific tribal cultural resources have been identified by California Native American tribes through the AB 52 consultation process, the City has determined that no tribal cultural resources are present in the project area. However, previous correspondence received from the Gabrieleño Band of Mission Indians-Kizh Nation for other projects in the area suggests that there is some potential for unknown subsurface tribal cultural resources to be impacted by the project. In the event that unknown subsurface tribal cultural resources are uncovered during construction ground disturbance, and such resources are not identified and avoided or properly treated, a potentially significant impact could result. As such, mitigation measure **MM-TCR-1** has been set forth to protect tribal cultural resources, in the event that any are discovered during project construction. Upon implementation of **MM-TCR-1**, impacts would be **less than significant with mitigation incorporated**. No further mitigation is required.

MM-TCR-1 The project applicant shall retain the services of a tribal monitor approved by the Gabrieleño Band of Mission Indians-Kizh Nation, who will be present on site during the construction phases that involve ground disturbing activities. Ground disturbing activities are activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The tribal monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the tribal representatives and monitor have indicated that the site has a low potential for impacting tribal cultural resources.

References

None.

3.19 Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant Impact 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, 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?	☐	☐	☒	☐

a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant Impact. The proposed project would involve the development of 161 new townhomes; 17,300 sf of retail/restaurant space; and 46,679 sf of associated landscaping and outdoor areas. As such, the proposed project would increase the intensity of uses on the project site, resulting in increased water demand, wastewater generation, electricity usage, and natural gas usage. The project would also introduce demand for telecommunication facilities to the project site.

Water

Construction

Proposed project construction would result in temporary increases in water use in the project area, since water would be required for dust control, concrete mixing, etc. However, temporary, minor increases in water use in the project area during the construction phase of the project would not result in the need for new or expanded water and/or wastewater facilities.

Operation

CalEEMod default water usage rates were used to estimate the anticipated water demand of the proposed project. Based on the CalEEMod generation rates, water use per day during project operation would be approximately 54,638 gallons per day (gpd) (Appendix B).

The proposed project would connect to existing water mains located in Geneva Place and San Bernardino Road. The project site is within the water service boundaries of the City's Water Utility Division. The City's Water Utility Division serves potable water to more than 3,000 customers in the City of Covina and portions of the City of West Covina, as well as an unincorporated portion of Los Angeles County. According to the City's 2015 Urban Water Management Plan (UWMP), the reliable quantities of projected water supply for Year 2020 and Year 2025 are 5,705 acre-feet per year (ac-ft/yr) and 5,762 ac-ft/yr, respectively. As estimated above, the project would consume approximately 54,638 gpd of water, which equates to approximately 19.9 million gallons of water per year, or 61 ac-ft/yr. The estimated water consumption of the proposed project is, therefore, approximately 1% of the Water Utility Division's projected water supply for 2020 and 2025 and would not, therefore, significantly impact existing water service such that new water facilities or relocated water facilities would be required. Furthermore, the project site would be redeveloped in compliance with CALGreen (which implements water efficiency standards for appliances and fixtures), which would ensure that water usage is minimized.

The proposed project would be required to pay water connection fees. Providers would use these fees, at least in part, to fund projects and programs necessary to meet their regulatory obligation with respect to treatment requirements, treatment capacity, and supply reliability. For these reasons, the proposed project would not require or result in the construction of new water facilities.

Wastewater

Construction

Wastewater produced during construction of the proposed project would be discharged to the local municipal sewer system or hauled off site. However, such discharges would be minimal and temporary in nature and would comingle with wastewater in the municipal sewer collection system prior to being treated at a regional wastewater treatment plant. As such, construction of the proposed project would not result in the need for need or expanded wastewater facilities.

Operation

Wastewater generation on site is estimated to be equivalent to indoor water demand. As such, the project would generate approximately 34,600 gpd of wastewater (Appendix B). The proposed project would connect to existing 8-inch sewer mains located in Geneva Place, 3rd Avenue, and San Bernardino Road, which discharge into Los Angeles County Sanitation District (LACSD) trunk lines for transmission, treatment and disposal (City of Covina 2014). The water reclamation plants serving the City (and thus the project site) include the San Jose Creek Water Reclamation Plan (SJCWRP) and the Joint Water Pollution Control Plant (JWPCP). The SJCWRP has the capacity to provide tertiary treatment for approximately 100 million gpd and serves a largely residential population of approximately one million people. The JWPCP currently has the capacity to provide primary and secondary treatment for approximately 300 million gpd and serves a population of about 3.5 million people. Based on the capacities of the SJCWRP and JWPCP, the wastewater generated by the proposed project would be nominal (less than 0.01%). As such, the proposed project would not exceed current capacities of the wastewater treatment system and would not significantly impact existing wastewater treatment systems such that new facilities would be required.

Stormwater

Construction

As stated in Section 3.10, construction of the proposed project would result in ground surface disruption during grading and excavation, temporarily altering the stormwater drainage pattern of the project site during construction. However, compliance with the project-specific SWPPP and the erosion and sediment control plan that are required per Municipal Code Section 8.50.100 (specifically the use of run-off control devices) would ensure that stormwater runoff is minimized during construction, to the extent practicable. Implementation of BMPs set forth in the project's SWPPP and the erosion and sediment control plan would ensure that a less than significant impact would occur to stormwater drainage infrastructure during construction.

Operation

The proposed project is not expected to generate increased stormwater runoff. As described under Section 3.10, the drainage patterns of the site would not substantially change relative to existing conditions. The addition of on-site landscaping would reduce the amount of runoff from the sites. Additionally, in accordance with Municipal Code Chapter 8.50 and with the current Los Angeles Municipal NPDES permit, the project applicant has prepared a LID Plan for the project. The LID Plan prepared for the project outlines BMPs that would minimize urban runoff to the extent feasible, reduce the project site's impervious areas, and minimize directly connected impervious surfaces. These BMPs include, but are not limited to, the implementation of drain inserts, infiltration trenches, efficient landscaping irrigation systems, and drainage facility inspection and maintenance protocol during operation.

Compliance with Municipal Code Section 8.50.120 and with the proposed project's LID plan would reduce the peak volume of stormwater runoff discharged into the MS4, as well as the potential for pollutants to enter the MS4. Additionally, due to the impervious nature of the underlying soils at the project site, the LID Plan includes the implementation of a proprietary filter system, which would simulate the natural bio-filtration process. The filter system would treat storm water on a flow-based value. The proposed project would drain roof runoff to landscaped areas where it would enter an area drain system leading to the City's

storm drain system which tie into the 48-inch storm drain on San Bernardino Road. Similarly, the paved streets and driveways of the proposed project would drain into catch basins, which would drain into the City's storm drain system via underground infiltration chambers. Compliance with Municipal Code Chapter 8.50 would reduce the peak volume of stormwater runoff discharged into the City's storm drain system and would ensure that stormwater is retained on site, to the extent feasible. For these reasons, the proposed project would not require the construction or expansion of off-site storm water drainage facilities, as the project would not contribute a substantial amount of new stormwater runoff relative to existing conditions.

Electric Power

Electricity to the project site is supplied by SCE via transmission lines on San Bernardino Road, 3rd Avenue and Geneva Place (SCE 2019). According to the CalEEMod generation rates, project operation would consume approximately 1,840,108 kilowatt-hours per year (kWh/yr) of electricity. The proposed project would be connected to existing electricity utility infrastructure. The proposed project would be required to comply with CALGreen standards, and would include the installation of solar panels on the rooftop of the mixed-use building, which would ensure that electricity consumption is minimized. The increase in electricity demand associated with the project would be minor to negligible in the context of regional electricity demand. For these reasons, construction of new or expanded electrical facilities is not anticipated to be required as a result of the project.

Under existing conditions, there are 70-foot transmission poles and associated 66 kv lines along Geneva Place. With coordination and approval from SCE, the existing transmission poles would be protected in place during project construction and, as such, no significant, adverse environmental effects would occur as a result of the proposed project.

Natural Gas

Natural gas is provided by the Southern California Gas Company (SoCalGas). SoCalGas provides natural gas to the project site via natural gas lines in 3rd Avenue and Citrus Avenue via a high pressure distribution line in Edna Place, approximately 500 feet north of the project site (SoCalGas 2019). Construction of the proposed project is not anticipated to use natural gas.

According to the CalEEMod projections, the proposed project would consume approximately 3,664,458 kBTU per year of natural gas upon operation. The proposed project would coordinate with SoCalGas to connect to existing natural gas lines in 3rd Avenue and Citrus Avenue. Utility connections are considered part of the proposed project and are analyzed in this IS/MND for potential environmental effects. As substantiated throughout this document, no significant, adverse environmental effects would occur as a result of the proposed project. The proposed project would be required to comply with CALGreen standards, which would ensure that natural gas consumption is minimized. Compliance with 2016 CALGreen standards would likely mean that the project would require less energy than other multi-family and commercial buildings in the surrounding area. The proposed project is not expected to require substantial amounts of energy such that new or expanded natural gas facilities are required.

Per Municipal Code 17.64.040A(19), the project site plans, including the location of any natural gas lines, would be subject to the City's review and approval.

Telecommunication

Frontier Communications currently provides telecommunication services to the City, and to the project site. As such, the project site is in an area with existing telecommunication facilities. Connections to existing infrastructure would be made during construction and are considered part of this project. As such, impacts of such connections have been analyzed for their effects in this IS/MND. As demonstrated throughout this document, significant environmental impacts would not result from the proposed project. Per Municipal Code 17.64.040A(19), the project site plans, including the location of any new telecommunication facilities would be subject to the City's review and approval. During project operation, Frontier Communication's existing local maintenance and operations group would continue to ensure telecommunication services reach the project area and the City of Covina without the need for expansion or construction of new facilities. As such, the proposed project is not expected to require construction, expansion, or relocation of telecommunications facilities.

In summary, due to the urbanized nature of the project area, utilities are available in the area. The proposed project would include the connection to these existing utilities but, as explained above, is not expected to involve new construction, expansion, or relocation of utility infrastructure. The connections required for the project are included as part of the project and analyzed for environmental effects in this IS/MND. As demonstrated herein, the proposed project is not expected to result in significant impacts on the environment. Impacts would be **less than significant** and no mitigation is required.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Less Than Significant Impact. As discussed in Section 3.19(a), the proposed project would connect to municipal water service provided by the City's Water Utility Division. The primary water provider for the City is the Covina Irrigating Company, which obtains water from the Main San Gabriel Groundwater Basin and from the San Gabriel River. Metropolitan Water District of Southern California serves as the City's back-up water supplier. Metropolitan Water District's primary sources of water are the Colorado River and Northern California. This water is provided to the City through Three Valleys Municipal Water District.

As discussed in Section 3.10(b), the proposed project operation is anticipated to require approximately 54,638 gpd of water. The estimated water consumption of the proposed project is 1% of the Water Utility Division's projected water supply for 2020 and 2025. Thus, the Water Utility Division would have sufficient supplies to serve the proposed project and reasonably foreseeable future development (subject to separate environmental approval) during years with normal precipitation.

During periods of dry and multiple dry years, the City's ability to supply water from groundwater and treated surface water purchased from the Covina Irrigating Company would not be compromised (City of Covina 2015). Given this, and given that the proposed project's water demand would comprise 1% of the City's total demand, the proposed project would have a less than significant impact on the City's water utility in periods of dry and multiple dry years.

Additionally, the proposed project would be required to pay development impact fees to offset any project impacts to existing infrastructure. Further, the project site would be redeveloped in compliance with CALGreen, which implements water efficiency standards for appliances and fixtures and would minimize project water usage. While the project would increase water demand at the site, the Water Utility Division is expected to have sufficient water supplies to serve the proposed project and reasonably foreseeable development. Impacts would be **less than significant**, and no mitigation is required.

c) Would the project 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?

Less Than Significant Impact. As previously discussed in Section 3.19(a), the proposed project would connect to water service provided by the City's Water Utility Division and would deliver sewage into the City's sewer collection system operated and maintained by the Sewers Maintenance Division of the City's Public Works Department and treated by the LACSD. Both water reclamation plants serving the City and thus the project site are served by the SJCWRP and the JWPCP reclamation plants. The wastewater generated by the proposed project would be nominal and would not exceed current capacities of these wastewater plants, as described and substantiated under Section 3.19(a). As such, impacts would be **less than significant**. No mitigation is required.

d) Would the project 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?

Less Than Significant Impact. Solid waste disposal services for the project site would be provided by Athens Services (Athens). Athens offers waste and recycling collection, green waste recycling programs, organics waste composting, special waste transportation, and transfer and materials recovery services to the City as well as many other areas in Southern California. The proposed project would include the development of multi-family residential units, commercial uses, outdoor/landscaped areas, a parking structure, and surface parking areas. Based on the CalEEMod solid waste generation rates, the proposed project would generate approximately 64 tons of solid waste per year during operation (Appendix B).

Solid waste generated by the proposed project would be collected by Athens and transported to a local or regional landfill. Athens uses regional landfills in Los Angeles County and San Bernardino County to dispose of waste from its collection, transfer, and disposal services. Los Angeles County landfills have an estimated remaining permitted capacity of 167,580,000 tons. The remaining life of Los Angeles County landfills ranges from approximately 10 years to 30 years (County of Los Angeles 2019). San Bernardino County landfills have an estimated remaining permitted capacity of 164,209,140 tons (County of San Bernardino 2018). Both counties have planned for adequate capacity to accommodate waste disposal needs for expected future growth (County of Los Angeles 2019; County of San Bernardino 2018). The solid waste that is anticipated to be produced by the proposed project each year (approximately 64 tons per year) would be negligible relative to the remaining permitted capacity of Los Angeles County and San Bernardino County landfills. It is anticipated that one of the landfills used by Athens would have sufficient permitted capacity to accommodate the proposed project's solid waste disposal needs.

The Environmental Services Division of the City requires that at least 75% of all building and demolition materials (wood, metal, electrical, piping, glass, drywall, asphalt, concrete) be recycled for purposes of compliance with the California Integrated Waste Management Act of 1989 (City of Covina 2019). Required compliance with this regulation would reduce the project's solid waste generation during construction. For these reasons, solid waste impacts resulting from the construction and operation of the proposed project would be considered **less than significant**. No mitigation is required.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. The proposed project would be required to comply with all applicable federal, state, and local agency regulations related to solid waste, including: AB 939, the Integrated Waste Management Act of 1989; AB 341, the Commercial Recycling Bill; and, AB 1826, which pertains to mandatory organics recycling. These regulations set out the ambitious goal of 75% recycling, composting, and source reduction of solid waste by 2020. Waste generated by the proposed project would enter the City's waste stream but would not adversely affect the City's ability to meet AB 939, AB 341, or AB 1826. The proposed project's waste generation would represent a nominal percentage of the waste created within the City, and the City is required to comply with state solid waste laws. Therefore, impacts associated with compliance with solid waste regulations would be **less than significant**. No mitigation is required.

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3.20 Wildfire

	Potentially Significant Impact	Less Than Significant Impact 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 a wildfire or the uncontrolled spread of a 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 exacerbate fire risk or that may result in 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?	☐	☐	☒	☐

a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. As described in Section 3.9(g), the proposed project is generally located in an urbanized environment with little potential for wildland fires. The closest Very High Fire Hazard Severity Zone is located approximately 1.6 miles southeast of the project site, in the Covina Hills. The closest state responsibility area is also located in the Covina Hills, approximately 2 miles southeast of the project site. The project site is separate from these areas by urban development and several major roadways (CAL Fire 2019). As such, wildfire hazards at the project site are unlikely.

As stated in Section 3.9(f), the City has prepared the "Covina Emergency Plan" for emergency response within the City. The multi-hazard Covina Emergency Plan addresses the City's planned response to emergencies associated with natural disasters and hazardous materials incidents (City of Covina 2000). The proposed project would be required to comply with the multi-hazard Covina Emergency Plan. In the event of a disaster, the City's emergency plan would go into immediate effect. According to the City's General Plan Safety Element, all major public streets serve as the principal evacuation routes. These principal routes are well maintained to support an evacuation function to the extent feasible (City of Covina 2000). San Bernardino Road and Citrus Avenue, which are both adjacent to the project site, would thus be

considered emergency evacuation routes. During construction-related activities, traffic along San Bernardino Road and Citrus Avenue may experience slight delays due to temporary lane closures, as well as the movement of construction workers and construction equipment to and from the project site. However, these delays would be temporary in nature and any lane closures would be implemented according to state and local traffic control regulations. As such, project construction would not impair implementation of, or physically interfere with, an adopted emergency response plan or evacuation plan. The proposed project would involve vacation of a portion of Geneva Place. The vacated portion would be developed into a central courtyard and emergency vehicle access driveway under the proposed project. Geneva Place is a local connector street, which does not serve as an emergency evacuation route under existing conditions, and, as such, its removal would not impede an emergency response or evacuation plan. Furthermore, the vacated portion of Geneva Place would still provide emergency vehicle access to the proposed project. Upon project operation, the LACFD would provide emergency response services to the project site. The proposed site plans, including the access driveways, would be reviewed and approved by the LACFD during plan check review. Adherence to LACFD requirements would ensure that the proposed project would not substantially interfere with emergency response or evacuation. For these reasons, impacts related to emergency plans would be **less than significant**. No mitigation is required.

b) Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less Than Significant Impact. The project site is located on relatively flat terrain within an urban setting and is surrounded by developed land uses, including residential land uses to the north and west and commercial land uses to the east and south. The nearest hillsides and wildland areas are located at the bottom of the San Gabriel Mountains, approximately four miles north of the project site, and the Covina Hills, approximately two miles south of the project site. In the unlikely event of a fire emergency at the project site due to wildfires, the LACFD, specifically Fire Station 154 (401 North Second Avenue), Fire Station 153 (1577 East Cypress Street), and Fire Station 152 (807 West Cypress Street), all located in Covina, would provide fire protection services. Additionally, the proposed project would not include any structures or land uses that would exacerbate wildfire risk. Due to the intervening distance and urban development that lays between the project site and wildland areas, implementation of the proposed project is not likely to exacerbate wildfire risks such that project occupants are exposed to pollutant concentrations or the uncontrolled spread of a wildfire. As such, impacts would be **less than significant**. No mitigation is required.

c) Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less Than Significant Impact. As stated in Section 3.19, the proposed project would connect to the existing underground utility infrastructure, including an 8-inch sewer line and existing water mains located in Geneva Place and San Bernardino Road. During the installation of new underground utility connections, minor interruptions to public utilities may occur as a result of the project; however, these interruptions would be brief and intermittent. Furthermore, construction of these connections is analyzed as part of the proposed project, and potential impacts to the environment are shown to be less than significant throughout this IS/MND. Pipelines would be located underground and would not exacerbate fire risk. The existing aboveground power lines in Geneva Place would be protected in place, and thus, would not exacerbate fire risk compared to existing conditions.

Although new internal driveways are planned as part of the proposed project, these access routes would be built according to California Building Code 17.124.070, and thus would provide efficient ingress/egress for emergency vehicles.

Given the above, the proposed project would not include the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Given this, impacts would be **less than significant**. No mitigation is required.

d) Would the project 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?

Less Than Significant Impact. The project site is located within a highly developed urban area and is located on relatively flat terrain. The project site is not located within a flood or landslide hazard zone (Appendix D; FEMA 2008). The nearest hillside areas that are susceptible to flood and/or landslide are within South Hills Park, located in the City of Glendora and approximately 2.5 miles north of the project site, and the Covina Hills, located approximately 2 miles southeast of the project site (DOC 2019). Construction of the proposed project would result in ground surface disruption during grading and excavation, temporarily altering the drainage pattern of the project site during construction. However, compliance with the project-specific SWPPP and erosion and sediment control plans that are required per Municipal Code Section 8.50.100 (specifically the use of run-off control devices) would ensure that the risk of flooding on- or off-site is minimized during construction, to the extent practicable. Upon operation, the on-site runoff and drainage patterns would be similar to existing conditions.

Given the relatively flat topography of the project site, the distance of the project site from flood and landslide areas, and the sufficiency of on-site drainage, impacts related to downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes would be **less than significant**. No mitigation is required.

References

CAL FIRE (California Department of Forestry and Fire Protection). 2019. Fire Hazard Severity Zone Viewer. Web map application. Accessed July 15, 2019. https://egis.fire.ca.gov/FHSZ/.

City of Covina. 2000. City of Covina General Plan. Adopted April 2000. Accessed November 1, 2017. http://www.covinaca.gov/city-departments/community-development/planning.

DOC (California Department of Conservation). 2019. Geologic Hazards Data and Maps. Accessed, June 10, 2019. https://maps.conservation.ca.gov/geologichazards/.

FEMA (Federal Emergency Management Agency). Flood Map Service. 2008. Accessed, June 7, 2019. https://msc.fema.gov/portal/search?AddressQuery=137%20west%20san%20bernardino%20road#searchresultsanchor.

3.21 Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☒	☐	☐

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?

Less Than Significant with Mitigation Incorporated. As discussed in Section 3.4, of this IS/MND, the project site is located in a completely developed and urbanized area, and does not support sensitive vegetation, sensitive wildlife species, or sensitive habitat. Additionally, the project area does not function as a corridor for the movement of native or migratory wildlife. All activities associated with the proposed project would be conducted in the highly urbanized environment of the project area. Construction noise has the potential to disturb nesting birds potentially nesting in the trees associated with the Vintage Walk condominium development across 3rd Avenue. Additionally, construction could disturb or harm nesting birds using the ornamental vegetation on the project site's northern perimeter. However, these impacts would be temporary in nature and would be reduced to below a level of significance with implementation of **MM-BIO-1**. As such, impacts to biological resources resulting from the proposed project would be **less than significant with mitigation incorporated**. No further mitigation is required.

As described in Section 3.5 of this IS/MND, the proposed project site does not support any important examples of major periods in California history or prehistory. However, the presence of Gabrieleno villages in the surrounding area indicates that the project area may be sensitive for buried cultural resources (Appendix C). As such, there is a possibility of encountering previously undiscovered cultural resources at subsurface levels during ground-disturbing activities associated with the proposed project. Implementation of mitigation measure **MM-CUL-1** and **MM-TCR-1** would ensure that any uncovered archaeological resources and/or tribal cultural resources are protected. Additionally, in the unlikely event that excavation activities during construction inadvertently uncover buried human remains, implementation of **MM-CUL-2** would ensure that such remains are treated appropriately. As such, after mitigation, the proposed project would not 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. Impacts would be **less than significant with mitigation incorporated**. No further mitigation is required.

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)?

Less Than Significant with Mitigation Incorporated. The proposed project would result in potentially significant project-level impacts involving Biological Resources, Cultural Resources, Geology and Soils, Noise, and Tribal Cultural Resources. However, mitigation measures have been identified that would reduce these impacts to less than significant levels. Furthermore, the Air Quality and Transportation analyses presented in Section 3.3 and Section 3.17 of this IS/MND consider cumulative impacts and have determined that cumulative air and traffic impacts would less than significant. All reasonably foreseeable future development in the City would be subject to the same land use and environmental regulations that have been described throughout this document. Furthermore, all development projects are guided by the policies identified in the City's General Plan and by the regulations established in the City's Municipal Code. Therefore, compliance with applicable land use and environmental regulations would ensure that environmental effects associated with the proposed project would not combine with effects from reasonably foreseeable future development in the City to cause cumulatively considerable significant impacts. Cumulative impacts would therefore be **less than significant with mitigation incorporated**. No further mitigation is required.

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

Less Than Significant with Mitigation Incorporated. As detailed throughout this IS/MND, the proposed project would not exceed any significance thresholds or result in significant impacts in the environmental categories typically associated with indirect or direct effects to human beings, such as aesthetics, air quality, hazards and hazardous materials, public services, or transportation. However, as described in Section 3.13, the proposed project could result in potentially significant impacts in the category of noise, during both construction and operation of the project. With implementation of mitigation measures **MM-NOI-1** through **MM-NOI-4**, this impact would be reduced to a less than significant level. As such, impacts would be **less than significant with mitigation incorporated**. No further mitigation is required.

References

None.

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4 Preparers

4.1 List of Preparers

Lead Agency
City of Covina
Planning Department
125 East College Street
Covina, California 91723
Brian K. Lee, AICP, Director of Community Development
Nancy Fong, AICP, Senior Contract Planner

Dudek
38 North Marengo Avenue
Pasadena, California 91101
Ruta K. Thomas, REPA, Project Manager
Michele Webb, Environmental Analyst
David Larocca, Air Quality Specialist
Jennifer Reed, Senior Air Quality Specialist
Mike Cady, Senior Biologist
Linda Kry, Senior Archaeologist
Samantha Murray, RPA, Senior Architectural Historian
Michael Greene, INCE, Senior Noise Specialist
Dennis Pascua, Senior Transportation Planner
Andrew Greis, GIS Specialist
Daniela Yurovsky, Publications Specialist

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5 Response to Comments Received

This section of the Final IS/MND includes a copy of each comment letter provided during the public review period of the IS/MND. The comment letters received have been assigned a letter (e.g., A, B, C). The issues within each comment letter are bracketed and numbered (e.g., A-1, A-2). Comment letters are followed by responses, which are lettered and numbered to correspond with the bracketed comments.

The City's responses to comments on the IS/MND represent a good-faith, reasoned effort to address the environmental issues identified by the comments. Pursuant to State CEQA Guidelines Section 15074(b), decision makers will consider the proposed IS/MND together with the comments received during the public review process.

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Comment Letter A

GABRIELENO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

Project Name: Hassen Development Project located at 137 West San Bernardino Road and 141 West Geneva Place, Covina

Dear Brian K Lee,

Thank you for your letter dated November 7, 2019 regarding AB52 consultation. The above proposed project location is within our Ancestral Tribal Territory; therefore, our Tribal Government requests to schedule a consultation with you as the lead agency, to discuss the project and the surrounding location in further detail. A-1

Please contact us at your earliest convenience. ***Please Note:AB 52, "consultation" shall have the same meaning as provided in SB 18 (Govt. Code Section 65352.4).***

Thank you for your time,

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians – Kizh Nation
1(844)390-0787

Andrew Salas, Chairman | Nadine Salas, Vice-Chairman | Dr. Christina Swindall Martinez, secretary
Albert Perez, treasurer I | Martha Gonzalez Lemos, treasurer II | Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723 www.gabrielenoindians@yahoo.com gabrielenoindians@yahoo.com

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Response to Comment Letter A

Gabrieleno Band of Mission Indians - Kizh Nation
No date

A-1 This comment states that the Gabrieleno Band of Mission Indians - Kizh Nation received a letter from the City regarding consultation under Assembly Bill (AB) 52 for the Hassen Development Project. The letter also states that the project site is within the Gabrieleno Band of Mission Indians - Kizh Nation's Ancestral Tribal Territory and requests that the City schedule consultation with the tribe.

On March 2, 2016, notification of the proposed project was sent to California Native American tribal representatives that requested to receive project notifications pursuant to AB 52 from the City and that are on file with the Native American Heritage Commission as being traditionally or culturally affiliated with the geographic area of the project. The Gabrieleno Band of Mission Indians - Kizh Nation was among the tribes that were sent notification letters. Consultation was requested and was subsequently initiated by the City. The tribe confirmed via email in November 2019 and again in January 2020 that the mitigation measures set forth in the IS/MND are acceptable. Consultation was subsequently concluded.

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Comment Letter B

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY Gavin Newsom, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 7 – Office of Regional Planning
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 897-0475
FAX (213) 897-1337
TTY 711
www.dot.ca.gov

Making Conservation a California Way of Life.

PLANNING DIVISION
CITY OF COVINA
DEC 13
125 E. COLLEGE STREET
(626) 384-5450

December 10, 2019

Mr. Brian Lee
City of Covina
125 E. College Street
Covina, CA 91723

RE: Hassen Development Project – Mitigated Negative Declaration (MND)
SCH # 2019119070
GTS # 07-LA-2019-02932
Vic. LA-10/PM: 37.492

Dear Mr. Brian Lee:

Thank you for including the California Department of Transportation (Caltrans) in the review process for the above referenced MND. The proposed project would redevelop 5.3 acres of existing vacant automotive industrial/dealership uses by constructing a new mixed-use building and townhome developments. The proposed mixed-use building would consist of 161 townhomes; 13,500 gross square feet of retail space; 3,800 gross square feet of restaurant space; and a multi-level parking garage with 409 spaces. The remainder of the site would be developed with 126 townhomes, dispersed throughout eight structures. The City of Covina is considered the Lead Agency under the California Environmental Quality Act (CEQA). B-1

The project is located approximately 1.5 miles away from Interstate 10 (I-10) and 2 miles away from Interstate 210 (I-210). As discussed in the MND, the project is also located approximately 500 feet southwest of the Covina Metrolink Station, which makes it a Transit Priority Project.

In terms of active transportation facilities serving the project, there are Class II bike lanes on N. Citrus Avenue, N. 2nd Street, and E. Front Street near the project. There are also sidewalks along W. San Bernardino Road, N. 3rd Avenue, N. Citrus Avenue, and W. Geneva Place. B-2

Due to the project's infill nature, high quality access to transit, and access to bicycle and pedestrian facilities, Caltrans does not expect project approval to result in a direct adverse impact to existing State transportation facilities. B-3

The following information is included for your consideration.

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. Senate Bill 743 (2013), which mandates that Vehicle Miles Traveled (VMT) be used as the primary metric in identifying transportation impacts of all future development projects under CEQA, is a key mechanism for Caltrans to meet this mission. Senate Bill 743 will enable Caltrans to help reduce Greenhouse Gas (GHG) emissions from vehicles and improve air quality. Thus, Caltrans is reminding its partners that the deadline to implement Senate Bill 743 (2013) is July 1, 2020. For information on determining transportation impacts in terms of VMT on the State Highway System, see the Technical Advisory on Evaluating Transportation Impacts in CEQA by the California Governor's Office of Planning and Research, dated December 2018: http://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf. B-4

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"

Furthermore, Caltrans encourages the Lead Agency to integrate transportation and land use in a way that reduces VMT and GHG emissions, as well as facilitates a high level of non-motorized travel and transit use. Caltrans supports the Transportation Demand Management (TDM) strategies this project has incorporated, such as implementing pedestrian access points, pedestrian plazas along San Bernardino Road and 3rd Avenue, and pedestrian amenities within the site. Additional TDM strategies that the City of Covina may want to consider integrating into this project include: B-5

- Offer secure bicycle storage for residents and commercial patrons
- Provide high-visibility crosswalks with continental or ladder designs at intersections near the project site, such as W. San Bernardino Road & N. Citrus Avenue, W. San Bernardino Road & N. 3rd Avenue, N. Citrus Avenue & E. Front Street, and N. Citrus Avenue & the Covina Metrolink Station parking lot

As a reminder, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. We support large size truck trips to be limited to off-peak commute periods. If construction traffic is expected to cause delays on any State facilities, please submit a construction traffic management plan detailing these delays for Caltrans' review. B-6

Finally, storm water run-off is a sensitive issue for Los Angeles county. Please be mindful that the project needs to be designed to discharge clean run-off water. B-7

If you have any questions about these comments, please contact Emily Gibson, the project coordinator, at Emily.Gibson@dot.ca.gov, and refer to GTS# 07-LA-2019- 02932. B-8

Sincerely,

MIYA EDMONSON
IGR/CEQA Branch Chief
cc: Scott Morgan, State Clearinghouse

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"

Response to Comment Letter B

California Department of Transportation, District 7
December 10, 2019

B-1 This comment provides a summary of the California Department of Transportation's (Caltrans) understanding of the proposed project, including the project components and location. No response is necessary.

B-2 This comment lists the active transportation facilities that serve the project site, including nearby bike lanes and pedestrian facilities (sidewalks, paths etc.). No response is necessary.

B-3 This comment provides Caltrans' conclusion that the proposed project is not anticipated to result in a direct adverse impact on State transportation facilities. No response is necessary.

B-4 This comment includes a summary of Caltrans' role in transportation planning and outlines the recent changes in quantifying transportation impacts under CEQA. Specifically, the comment refers to Senate Bill 743, which legislates the upcoming (July 1, 2020) change in methodology for determining transportation impacts. Senate Bill 743 would require that the transportation impacts of a project be determined through quantifying Vehicle Miles Traveled (VMT) as opposed to the existing methodology for determining transportation impacts, which is Level of Service (LOS). This comment also provides the CEQA resources (located on the Governor's Office of Research and Planning's website) for determining impacts in terms of VMT.

The City acknowledges the July 1, 2020, deadline for implementing Senate Bill 743 and takes note of the technical resources provides by Caltrans. No further response is necessary.

B-5 This comment urges the City to integrate land use planning in a way that reduces VMT and greenhouse gas emissions. This comment summarizes the methods that the proposed project would incorporate to reduce VMT and provides additional considerations for further reducing VMT and associated greenhouse gas emissions as a result of project implementation.

The City acknowledges the suggestions provided by Caltrans for further reducing project-related VMT and greenhouse gas emissions. As stated in Sections 3.8, Greenhouse Gases Emissions, and 3.17, Transportation, in this IS/MND, impacts in the category of greenhouse gas emissions and transportation were determined to be less than significant. As such, no mitigation measures are necessary. However, the additional recommendations provided by Caltrans will be included in this Final IS/MND for review and consideration by decision makers.

B-6 This comment states that any heavy construction equipment and/or materials which require the use of oversized-transport vehicles on State highways will need a Caltrans permit. The comment also requests that a construction management plan be submitted if the proposed project would result in delays on any state facilities.

Any oversized transport vehicles used during construction would be subject to applicable Caltrans requirements. Any required permits would be obtained by the construction contractor or equipment owners who are responsible for transporting the equipment. Truck trips would be scheduled for off-peak commute periods to the extent practicable.

Traffic impacts are addressed in Section 3.17 of the IS/MND, and impacts were determined to be less than significant. Furthermore, construction traffic destined to state facilities would be temporary in nature, would be spread to several state facilities within the project vicinity (therefore lessening the volume of traffic on each facility), and would be removed from the network once construction is complete. As such, proposed project construction would not be expected to cause significant impacts to state facilities within the vicinity of the project site.

B-7 This comment states that the project should be designed to discharge clean run-off water.

As stated in Section 3.10(a) of this IS/MND, the potential water quality impacts associated with project construction would be temporary and highly localized. Because land disturbances associated with the proposed project would be greater than one acre in size, the applicant would be required to submit a Notice of Intent to the State Water Resources Control Board (SWRCB) in order to obtain approval to carry out construction activities under the Construction General Permit (SWRCB Order No. 2009-009-DWQ, as amended). This permit includes a number of design, management, and monitoring requirements for the protection of water quality and the reduction of construction-phase impacts related to stormwater (and some non-stormwater) discharges.

During operation, the proposed project would be required to comply with standards and regulations pertaining to stormwater runoff and municipal separate stormwater sewer system (MS4) discharges. These standards and regulations, which are summarized in Section 3.10(a) of this IS/MND, would ensure that stormwater runoff volumes and pollutants from the proposed project are reduced to the extent practicable. As described and substantiated in Section 3.10 of this IS/MND, impacts related to stormwater runoff were determined to be less than significant.

B-8 This comment provides the contact information for the Caltrans representative who has been assigned the proposed project.

The City acknowledges that they have received Caltrans' contact information. No further response is necessary.

Comment Letter C

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

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SHEILA KUEHL
THIRD DISTRICT
JANICE HAHN
FOURTH DISTRICT
KATHRYN BARGER
FIFTH DISTRICT

December 17, 2019

Brian Lee, Director
City of Covina
Community Development, Planning Division
125 East College Street
Covina, CA 91723

Dear Mr. Lee:

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, "HASSEN DEVELOPMENT PROJECT (SITE A)," WOULD REDEVELOP 5.3 ACRES OF EXISTING VACANT AUTOMOTIVE INDUSTRIAL/DEALERSHIP USES BY DEMOLISHING, GRADING, AND EXCAVATING THE PROJECT SITE, AS WELL AS A PORTION OF A LOCAL STREET, LOCATED AT 137 WEST SAN BERNARDINO ROAD AND 141 WEST GENEVA PLACE, COVINA, FFER 2019006959

The Notice of Intent to Adopt a Mitigated Negative Declaration has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

We have no comments.

For any questions regarding this response, please contact Loretta Bagwell, Planning Analyst, at (323) 881-2404 or Loretta.Bagwell@fire.lacounty.gov.

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SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY
CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY
DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLENDORA
HAWAIIAN GARDENS
HAWTHORNE
HERMOSA BEACH
HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRWINDALE
LA CANADA-FLINTRIDGE
LA HABRA
LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWNDALE
LOMITA
LYNWOOD
MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA
POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA
SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

Brian Lee, Director
December 17, 2019
Page 2

LAND DEVELOPMENT UNIT:

The Land Development Unit is reviewing the proposed "MIXED USE" Project for access and water system requirements. The Land Development Unit comments are only preliminary requirements. Specific fire and life safety requirements will be addressed during the review for building and fire plan check phases. There may be additional requirements during this time.

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

ACCESS REQUIREMENTS:

1. The proposed development will require multiple ingress/egress access for the circulation of traffic and emergency response issues.

2. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.

    a. The Fire Apparatus Access Road shall be cross-hatch on the site plan with the width clearly noted on the plan.

3. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.

4. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction.

5. The edge of the Fire Apparatus Access Road shall be located a minimum of 5 feet from the building or any projections there from.

6. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.

7. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official.

8. Provide a minimum unobstructed width of 28 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Department vehicular access road is

C-2

more than 30 feet high, or the building is more than three stories. The access roadway shall be located a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial Fire Apparatus Access Road is positioned shall be approved by the fire code official.

9. If the Fire Apparatus Access Road is separated by island, provide a minimum unobstructed width of 20 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building.

10. Dead-end Fire Apparatus Access Roads in excess of 150 feet in-length shall be provided with an approved Fire Department turnaround. Include the dimensions of the turnaround, with the orientation of the turnaround shall be properly placed in the direction of travel of the access roadway.

11. Fire Department Access Roads shall be provided with a 32-foot centerline turning radius. Indicate the centerline, inside and outside turning radii for each change in direction on the site plan.

12. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 lbs. and shall be surfaced so as to provide all-weather driving capabilities. Fire Apparatus Access Roads having a grade of 10 percent or greater shall have a paved or concrete surface.

13. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE." Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for Fire Apparatus Access Roads to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector.

14. A minimum 5-foot wide approved firefighter access walkway leading from the Fire Department Access Road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Clearly identify firefighter walkway access routes on the site plan. Indicate the slope and walking surface material. Clearly show the required width on the site plan.

15. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Fire Code Section 503.2.1 shall be maintained at all times.

16. Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official.

C-2
Cont.

17. Security barriers, visual screen barriers, or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 48 inches from the top of the parapet to the roof surface on more than two sides. Clearly indicate the height of all parapets in a section view.

18. 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 fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.

19. Multiple residential and commercial buildings having entrances to individual units not visible from the street or road shall have unit numbers displayed in groups for all units within each structure. Such numbers may be grouped on the wall of the structure or mounted on a post independent of the structure and shall be positioned to be plainly visible from the street or road as required by Fire Code 505.3 and in accordance with Fire Code 505.

WATER SYSTEM REQUIREMENTS:

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze conforming to current AWWA standard C503 or approved equal and shall be installed in accordance with the County of Los Angeles Fire Code.

2. The development may require fire flows up to 4,000 gallons per minute at 20 pounds per square inch residual pressure for up to a four-hour duration. Final fire flows will be based on the size of buildings, the installation of an automatic fire sprinkler system, and type(s) of construction used.

3. The fire hydrant spacing shall be every 300 feet for both the public and the on-site hydrants. The fire hydrants shall meet the following requirements:

    a. No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.

    b. No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.

    c. Additional hydrants will be required if hydrant spacing exceeds specified distances.

4. All private on-site fire hydrants shall be installed, tested, and approved prior to building occupancy.

C-2
Cont.

a. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation.

5. All required public fire hydrants shall be installed and tested prior to construction.

6. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

C-2 Cont.

Additional Department requirements will be determined by Fire Prevention Engineering during the Building Plan Check.

For any questions regarding the report, please contact Inspector Claudia Soiza at (323) 890-4243 or Claudia.soiza@fire.lacounty.gov.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

Under the Los Angeles County Oak tree Ordinance, a permit is required to cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree of the Oak genus which is 25 inches or more in circumference (eight inches in diameter), as measured 4 1/2 feet above mean natural grade.

C-3

If Oak trees are known to exist in the proposed project area further field studies should be conducted to determine the presence of this species on the project site.
The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

For any questions regarding this response, please contact Forestry Assistant, Joseph Brunet at (818) 890-5719.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division of the Los Angeles County Fire Department recommends that a Phase II Environmental Assessment be conducted at the project site for the sampling and testing of onsite shallow soil for petroleum hydrocarbons, heavy metals, pesticides, and volatile organic compounds (VOCs). Onsite soil vapor should also be sampled and tested for VOCs.

C-4

Brian Lee, Director
December 17, 2019
Page 6

Please contact HHMD senior typist-clerk, Perla Garcia at (323) 890-4035 or Perla.garcia@fire.lacounty.gov if you have any questions.

C-4 Cont.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

Michael Y. Takeshita

MICHAEL Y. TAKESHITA, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT:ac

Response to Comment Letter C

County of Los Angeles Fire Department
December 17, 2019

C-1 This comment states that the Planning Division of the Los Angeles County Fire Department (LACFD) does not have any comments on the project. No response is necessary.

C-2 This comment provides a list of fire code and ordinance requirements for construction, fire department access, water mains, fire flows, and fire hydrants. The development of the proposed project must comply with all applicable code and ordinance requirements. The LACFD states that these comments are preliminary in nature and that additional requirements would be addressed and set during the fire prevention engineering and building plan check processes. The LACFD states that additional requirements may be imposed at that time.

As stated in Section 3.15, compliance with the fire code standards would be ensured through the plan check process and fire review prior to the issuance of building permits for the project, should the project be approved. The project would comply with any additional requirements that are imposed during the plan check and fire review processes.

C-3 This comment lists the statutory responsibilities of the Forestry Division of LACFD. The comment states that potential impacts in the categories of erosion control, watershed management, rare and endangered species, vegetation, fuel modification in Very High Fire Hazard Severity Zones, archaeological and cultural resources, and the County Oak Tree Ordinance should be addressed. The comment further states that under the Los Angeles County Oak Tree Ordinance, a permit is required to cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree of the Oak genus that is 25 inches or more in circumference, as measured 4.5 feet above mean natural grade. The comment states that if oak trees are known to exist in the proposed project area, further field studies should be conducted to determine the presence of oak species on the project site.

Potential impacts related to the environmental categories listed by the Forestry Division have been covered in the IS/MND. Erosion is discussed in Section 3.7 of this IS/MND), water and water quality is discussed in Section 3.10 of this IS/MND), special-status species and vegetation are discussed in Section 3.4 of this IS/MND, fire hazards are discussed in Section 3.20 of this IS/MND), archaeological and cultural resources are discussed in Section 3.5 of this IS/MND, and oak trees are discussed in Section 3.4 of this IS/MND). No significant, unavoidable impacts were identified for any of these categories.

Section 3.4 of this IS/MND specifically discusses whether the proposed project would conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. As identified in Section 3.4 of the Initial Study, no oak trees would be impacted by the project.

C-4 This comment states that the Health Hazardous Materials Division of the LACFD recommends that a Phase II Environmental Assessment be conducted at the project site for the sampling and testing of on-site shallow soil for petroleum hydrocarbons, heavy metals, pesticides, and volatile organic compounds (VOCs). The comment states that on-site soil vapor should also be sampled and tested for VOCs.

As described in Section 3.9 of this IS/MND, soil sampling was conducted on the site by Waterstone Environmental Inc. (Waterstone) during the Phase I Environmental Site Assessment. Sampling was performed beneath 36 hydraulic lifts that were removed from the project site. Total petroleum hydrocarbons (TPH) were identified in the soil beneath the hydraulic lift excavations; however, further testing for polychlorinated biphenyls (PCBs) and VOCs was negative. Based on this analysis, Waterstone determined that the residual hydraulic oil is not expected to present any significant threat to groundwater or an unacceptable risk to human health or the environment. However, a mitigation measure (**MM-HAZ-2**) would be implemented to ensure that residual TPH beneath the hydraulic lift sites will be properly removed so as not to pose a threat to human health and safety. Based on the findings of the Phase I Environmental Site Assessment, Waterstone determined that subsurface soil, soil vapor, and/or groundwater sampling of the site is not warranted. However, Waterstone concluded that there is some potential for petroleum-contaminated soils to be present on the site, particularly at the location of a former gas and oil station that was located in the southeast corner of the project site. Mitigation measure **MM-HAZ-1** would be implemented to ensure that contaminated soils, if encountered, are handled properly. Upon implementation of mitigation measures **MM-HAZ-1** and **MM-HAZ-2**, impacts related to hazards and hazardous materials on the project site were determined to be below a level of significance, as described in Section 3.9 of this IS/MND. Should the project be approved, the applicant will coordinate with the Health Hazardous Materials Division and will meet the division's requirements.

6 Mitigation Monitoring and Reporting Program

The State CEQA Guidelines, Section 15074(d), requires that a lead or responsible agency adopt a mitigation monitoring plan when approving or carrying out a project when an IS/MND identifies changes that the lead agency has required in the project or made a condition of approval to mitigate or avoid significant environmental effects. As lead agency for the project, the City is responsible for adoption and implementation of the mitigation monitoring and reporting program (MMRP).

The MMRP is presented below in Table 6-1 and will be in place and effective throughout all phases of the project. The City will be responsible for administering the MMRP and ensuring that all parties comply with its provisions. The City may delegate monitoring activities to staff, consultants, or contractors. The City will also ensure that monitoring is documented through periodic reports and that deficiencies are promptly corrected. The designated environmental monitor will track and document compliance with required measures, note any problems that may result, and take appropriate action to rectify problems.

Table 6-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	*Implementing Party*	*Enforcing Agency*	*Comments*	*Date*	*Initials*
Biological Resources						
MM-BIO-1: If vegetation removal and/or outdoor construction activities will occur during the migratory bird nesting season (i.e., between February 15 and August 31), preconstruction surveys for nesting migratory birds and raptors shall be conducted by a qualified biologist, up to 14 days before initiation of construction activities. The qualified biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone (500-foot radius within suitable raptor nesting habitat) to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds and/or raptors. If active nest(s) are identified during the preconstruction survey, a qualified biologist shall flag and demarcate the location of nesting birds and/or raptors. Temporary avoidance of active nests, including the enforcement of an avoidance buffer as determined by the qualified biological monitor, shall be required until the qualified biological monitor has verified that the young have fledged or the nest has otherwise become inactive. The biological monitor shall have the authority to cease construction if there is any sign of distress to a raptor or migratory bird.	Prior to construction; during construction (if active nests are identified)	Contractor/ builder; qualified biologist	City of Covina Planning Division			
Cultural Resources						
MM-CUL-1: Native American and archaeological monitoring of all project-related ground-disturbance activities shall be required. A Native American monitor who has familiarity with the local archaeology, as well as an archaeological monitor, shall be retained at the expense of the applicant. Monitoring activities shall be conducted under the direction of an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology. If archaeological and Native American resources are encountered during ground-disturbing activities, all earth-disturbing work within 50 feet of the discovery shall be temporarily	Ground-disturbing construction activities	Project applicant; contractor/ builder; qualified archaeologist; qualified Native American monitor	City of Covina Planning Division			

Table 6-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	*Implementing Party*	*Enforcing Agency*	*Comments*	*Date*	*Initials*
suspended or redirected until an archaeologist and a Native American Monitor has evaluated the nature and significance of the find. Evaluation of significance for the find may include the determination of whether or not the find qualifies as an archaeological site. Depending upon the significance of the find under CEQA (California Code of Regulations Title 14 Section 15064.5(f); Public Resources Code Section 21082), the archaeologist may exhaust the data potential of the find through the process of field-level recordation and allow work to continue. If the discovery proves significant under CEQA, additional work such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted.						
MM-CUL-2: In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she shall notify the Native American Heritage Commission (NAHC) in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendent from the deceased Native American. The most likely descendent shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.	Construction	Contractor/ builder	City of Covina Planning Division			

Table 6-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	*Implementing Party*	*Enforcing Agency*	*Comments*	*Date*	*Initials*
Geology and Soils						
MM-GEO-1: Prior to commencement of any grading activity on-site, the applicant shall retain a qualified paleontologist, subject to the review and approval of the City's Building Official, or designee. The qualified paleontologist shall attend the preconstruction meeting and be on-site during all rough grading and other significant ground-disturbing activities in previously undisturbed older Quaternary alluvial deposits, if encountered. These deposits may be encountered at depths as shallow as five feet to ten feet below ground surface. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontology monitor will temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery will be roped off with a 50-foot radius buffer. Once documentation and collection of the find is completed, the monitor will remove the rope and allow grading to recommence in the area of the find. The paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the proposed project. The PRIMP shall be consistent with the guidelines of the Society of Vertebrate Paleontology (SVP) (2010).	Prior to and during grading activity	Project applicant; contractor/ builder; qualified paleontologist	City of Covina Planning Division			
Hazards and Hazardous Materials						
MM-HAZ-1: The site of the historic gas and oil station shall be inspected during soil grading of the project site for any discolored soil or petroleum hydrocarbon odors, and if present, soil samples shall be collected. If petroleum-impacted soils are present above health risk based cleanup concentrations, they shall be excavated and properly disposed in accordance with federal, state, and local regulations.	Construction (grading activities)	Project applicant; contractor/ builder	City of Covina Planning Division			

Table 6-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	*Implementing Party*	*Enforcing Agency*	*Comments*	*Date*	*Initials*
MM-HAZ-2: The areas of impacted soil that exceed 10,000 milligrams per kilogram of total petroleum hydrocarbons shall be excavated and properly disposed of at a permitted soil disposal or treatment facility along with the existing on-site soil piles. Confirmation samples shall be collected to document the soil conditions upon completion of excavation activities to verify that the proposed cleanup goal (10,000 milligrams per kilogram) has been achieved at each hydraulic lift where the excavation is required.	Construction (after demolition; prior to and/or during construction grading activities)	Project applicant; contractor/ builder	City of Covina Planning Division			
Noise						
MM-NOI-1: Construction activities shall take place during the permitted times and days per Chapter 9.40.110 of the City's Municipal Code. The applicant shall ensure that construction activities are limited to the hours of 7 a.m. to 8 p.m. Monday through Saturday and shall not occur during other hours or on Sundays or public holidays. This condition shall be listed on the project's final design to the satisfaction of the City Engineering Department.	Construction	Project applicant; contractor/ builder	City of Covina Planning Division			
MM-NOI-2: The City of Covina shall require the applicant to adhere to the following measures as a condition of approving the grading permit: • The project contractor shall, to the extent feasible, schedule construction activities to avoid the simultaneous operation of construction equipment so as to minimize noise levels resulting from operating several pieces of high noise level emitting equipment.	Construction	Project applicant; contractor/ builder	City of Covina Planning Division			

Table 6-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	*Implementing Party*	*Enforcing Agency*	*Comments*	*Date*	*Initials*
• All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers. Enforcement shall be accomplished by random field inspections by applicant personnel during construction activities, to the satisfaction of the City Engineering Department. • Construction noise reduction methods such as shutting off idling equipment, construction of a temporary noise barrier, maximizing the distance between construction equipment staging areas and adjacent residences, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible. • During construction, stationary construction equipment shall be placed such that emitted noise is directed away from or shielded from sensitive receptors. • Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners to contact the job superintendent if necessary. In the event the City receives a complaint, appropriate corrective actions shall be implemented and a report of the action provided to the reporting party.						
MM-NOI-3: Because heating, ventilation, and air conditioning (HVAC) equipment and other mechanical equipment (such as an emergency generator) can generate noise that could affect sensitive receptors and because the details, specifications, and locations of this equipment is not yet known, the project applicant shall retain an acoustical specialist to review project construction-level plans to ensure that the equipment specifications and plans for HVAC and other outdoor mechanical equipment incorporate measures, such as the	Prior to construction	Project applicant; qualified acoustical specialist	City of Covina Planning Division			

Table 6-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	*Implementing Party*	*Enforcing Agency*	*Comments*	*Date*	*Initials*
specification of quieter equipment or provision of acoustical enclosures, that will not exceed relevant noise standards at nearby noise-sensitive land uses (e.g., residential). Prior to the commencement of construction, the acoustical specialist shall certify in writing to the City that the equipment specifications and plans incorporate measures that will achieve the relevant noise limits.						
MM-NOI-4: An interior noise analysis shall be conducted by the project applicant for the proposed dwelling units along San Bernardino Road and along Citrus Avenue prior to issuance of building permits. Installation of mechanical ventilation systems or air conditioning systems and sound-rated windows shall be required if the interior noise analysis shows that impacts are above the state and City's 45 dBA L_{dn} interior standard. The interior noise analysis shall substantiate that the resulting interior noise levels will be less than the noise standard.	Prior to the issuance of building permits	Project applicant	City of Covina Planning Division			
Tribal Cultural Resources						
MM-TCR-1: The project applicant shall retain the services of a tribal monitor approved by the Gabrieleño Band of Mission Indians-Kizh Nation, who will be present on site during the construction phases that involve ground disturbing activities. Ground disturbing activities are activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The tribal monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the tribal representatives and monitor have indicated that the site has a low potential for impacting tribal cultural resources.	Prior to and during construction phases that involve ground-disturbing activities	Project applicant; qualified tribal monitor	City of Covina Planning Division			

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Appendix A

Site Plans







Sheet Index

A0.1 - Cover Sheet

A1.0 - Site Plan
A1.1 - Site Plan - Open Space Exhibit

A2.0 - Elevations - Building A
A2.1 - Elevations - Building A-Alt
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A2.5 - Elevations - Mixed Use Building
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A3.0 - Building Plans - Building A
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A5.0 - Unit Plans - Plan 1
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A5.4 - Unit Plans - Plan 8







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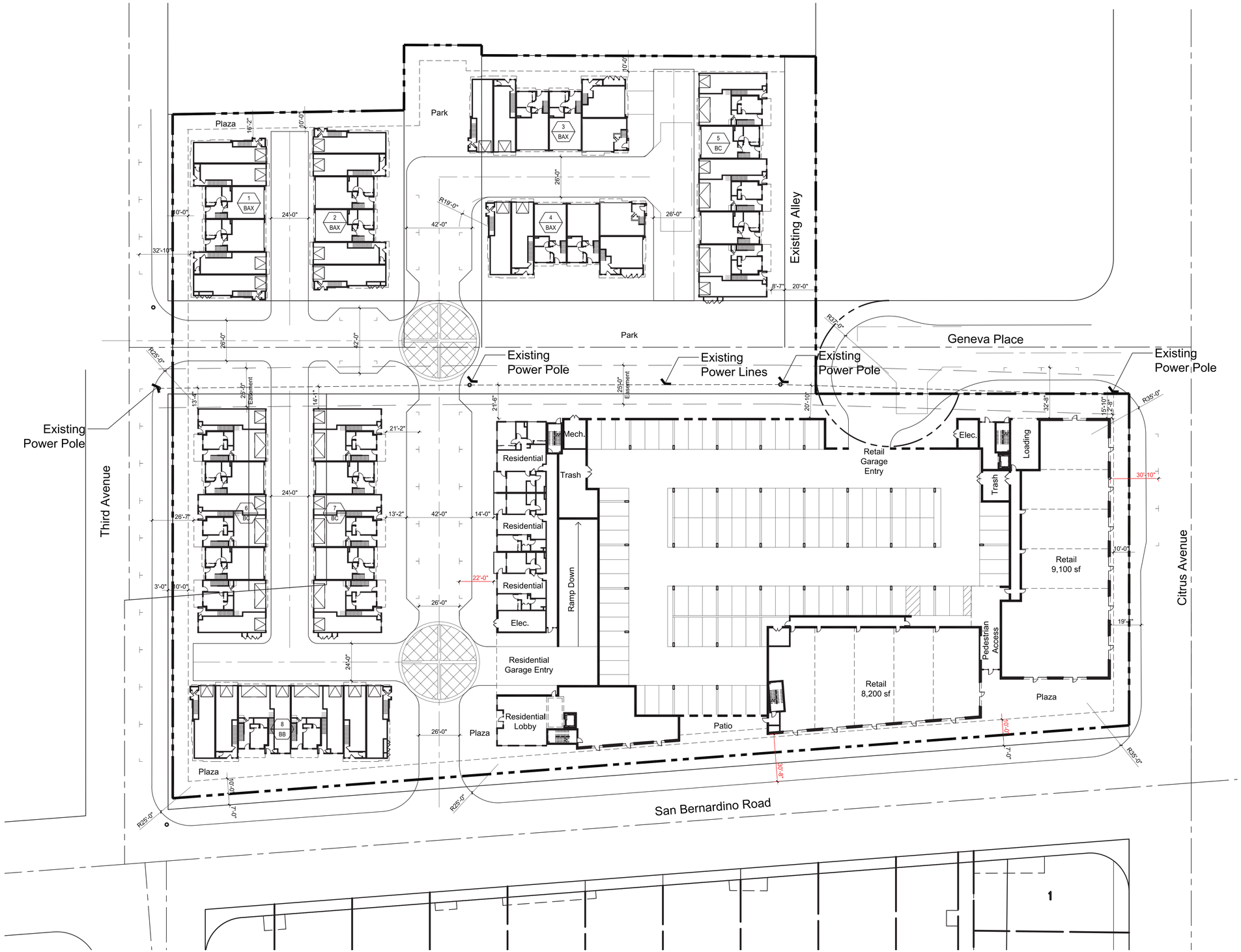
Hassen Development Corporation
100 N Barranca Ave, Suite 900
West Covina, CA 91791

COVINA SITE A
COVINA, CA # 2016-0207

SCHEMATIC DESIGN
OCTOBER 31, 2017

SHEET INDEX

A0.1



Site Summary			
Gross Site Area	5.30	AC	
Dwelling Units	161	DU	
Density	30	DU/AC	
Retail Area	13,500	Net SF	
Restaurant Area	3,800	Net SF	
Gross Building Area	398,351	Gross SF	
FAR	1.73		
Building Coverage	121,099	SF	
Streets and Paving	38,000	SF	
Landscape/Hardscape Area	71,769	SF	
Usable Usable Open Space	46,679	SF	20% of Site Area

Plan Summary	Beds	Unit Area	Quantity	%	Total Net S.F.	Avg. Net S.F.
Plan 1	2	1228	10	6.2%		
Plan 2	2	1266	11	6.8%		
Plan 3	3	1496	10	6.2%		
Plan 4	3	1713	11	6.8%		
Plan 5	3	1816	14	8.7%		
Plan 6	2	1090	67	41.6%		
Plan 7	3	1300	23	14.3%		
Plan 8	3	1350	15	9.3%		
Total			161	100%	85,433	530.6

Type	No. Units	Mix
2 Bedroom Total	88	54.7%
3 Bedroom Total	73	45.3%
Total	161	100.0%

Parking Summary			
Parking Required	No. Units	Spaces Required	Spaces/Unit
2 Bed	88	154	1.75
3 Bed	73	146	2.0
Guest	161	33	0.2
Retail	13,500 SF x 1space/200sf	68	
Restaurant	3,800 SF x 1space/100sf	38	
Total		439	2.7

Parking Provided	Spaces Provided	Spaces/Unit
Garage Spaces	409	
On Site Spaces	15	
Street Spaces	19	
Driveway Spaces	2	
Total Parking Spaces	445	2.8

Accessible Parking Required	Spaces Required	Ratio

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COVINA SITE A
COVINA, CA # 2016-0207

SCHEMATIC DESIGN
OCTOBER 31, 2017

0 15 30 60

SITE PLAN

A1.0

Open Space Summary		
Open Space Required:	15% of Site Area	34630 sf
Open Space Provided		
	Common Open Space	30764
	Courtyard Open Space	15915
Total Open Space Provided		46679 sf



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COVINA SITE A
COVINA, CA # 2016-0207

SCHEMATIC DESIGN
OCTOBER 31, 2017

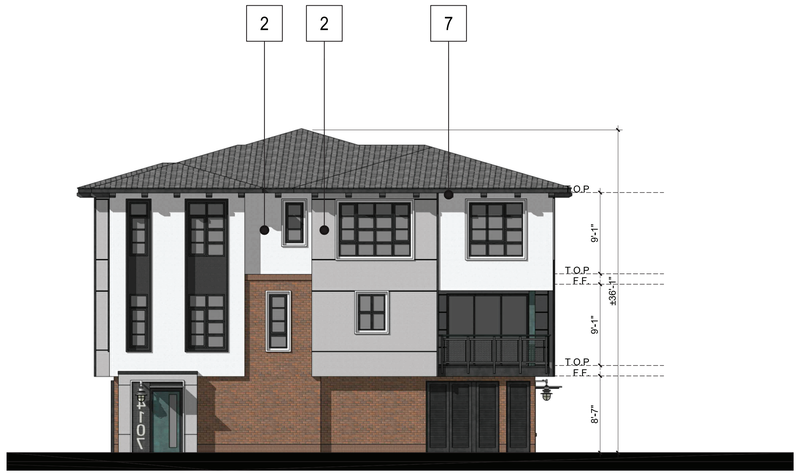
0 15 30 60

SITE PLAN
Open Space Exhibit

A1.1

Material Legend

1. Concrete Flat Tile Roof
2. Stucco
3. Brick Veneer
4. Metal Garage Doors
5. Metal Railing
6. Metal Awning
7. Rafter Tails
8. Light Fixture



2. Left Elevation



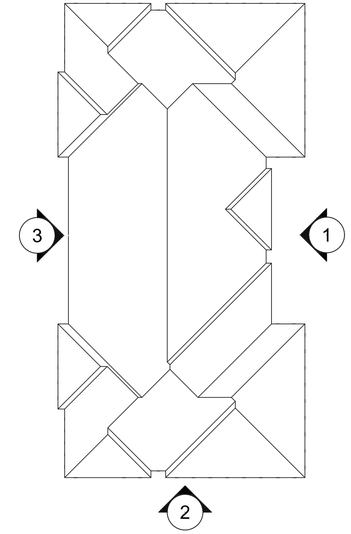
1. Front Elevation



4. Right Elevation



3. Rear Elevation



Key Map: 1/16" = 1'-0"

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100 N Barranca Ave, Suite 900
West Covina, CA 91791

COVINA SITE A
COVINA, CA # 2016-0207

SCHEMATIC DESIGN
OCTOBER 31, 2017

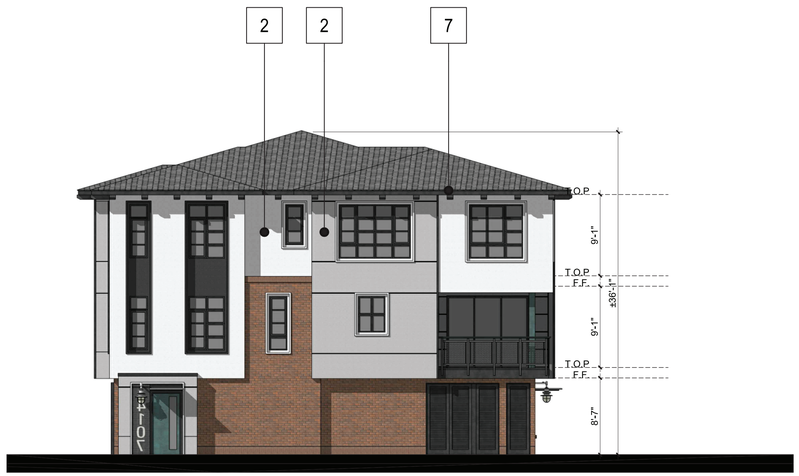
0 4 8 16

BUILDING ELEVATION
BUILDING TYPE A

A2.0

Material Legend

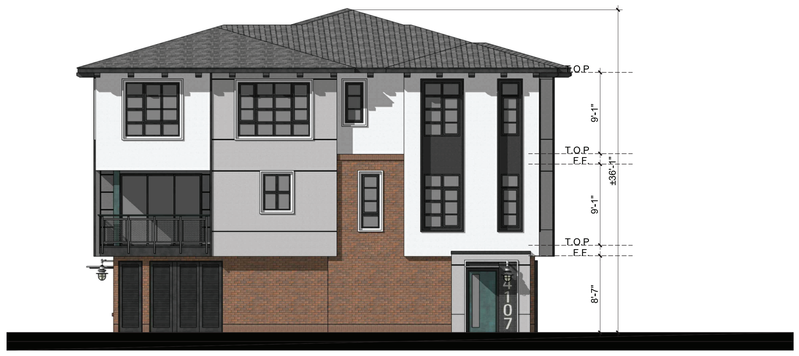
1. Concrete Flat Tile Roof
2. Stucco
3. Brick Veneer
4. Metal Garage Doors
5. Metal Railing
6. Metal Awning
7. Rafter Tails
8. Light Fixture



2. Left Elevation



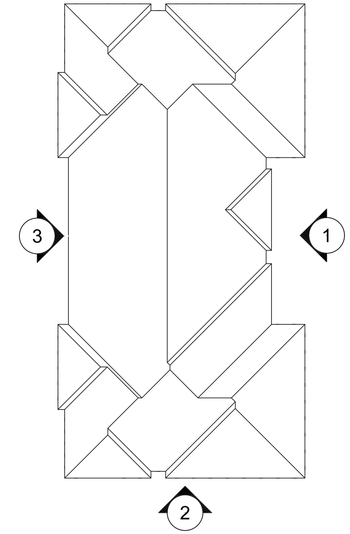
1. Front Elevation



4. Right Elevation



3. Rear Elevation



Key Map: 1/16" = 1'-0"

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West Covina, CA 91791

COVINA SITE A
COVINA, CA # 2016-0207

SCHEMATIC DESIGN
OCTOBER 31, 2017

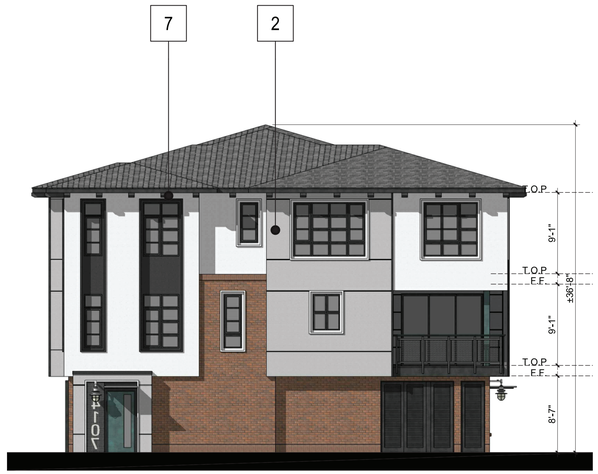
0 4 8 16

BUILDING ELEVATION
BUILDING TYPE A-ALT

A2.0

Material Legend

1. Concrete Flat Tile Roof
2. Stucco
3. Brick Veneer
4. Metal Garage Doors
5. Metal Railing
6. Metal Awning
7. Rafter Tails
8. Light Fixture



2. Left Elevation



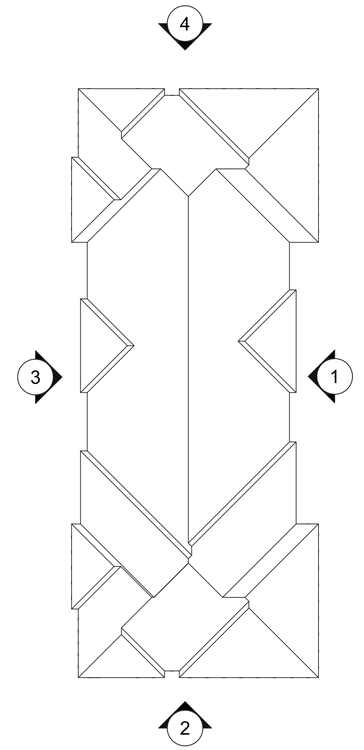
1. Front Elevation



4. Right Elevation



3. Rear Elevation



Key Map: 1/16" = 1'-0"

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COVINA SITE A
COVINA, CA # 2016-0207

SCHEMATIC DESIGN
OCTOBER 31, 2017

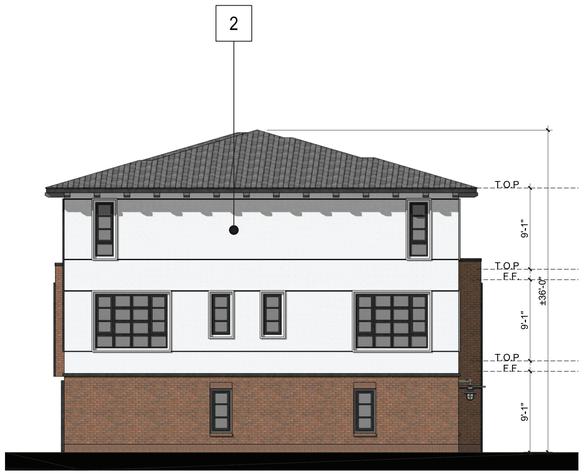
0 4 8 16

BUILDING ELEVATIONS
BUILDING TYPE B

A2.2

Material Legend

1. Concrete Flat Tile Roof
2. Stucco
3. Brick Veneer
4. Metal Garage Doors
5. Metal Railing
6. Metal Awning
7. Rafter Tails
8. Light Fixture



2. Left Elevation



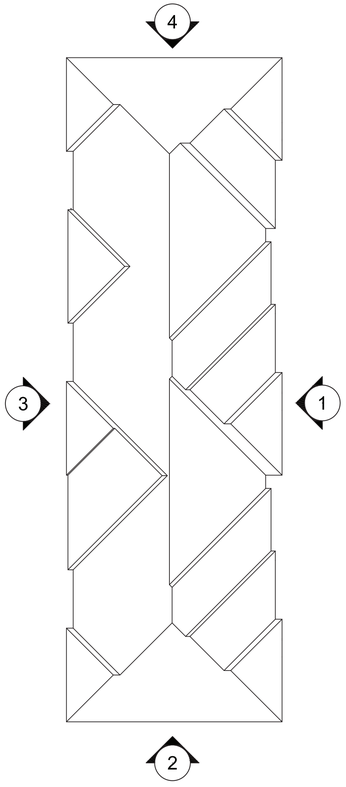
1. Front Elevation



4. Right Elevation



3. Rear Elevation



Key Map: 1/16" = 1'-0"

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COVINA SITE A
COVINA, CA # 2016-0207

SCHEMATIC DESIGN
OCTOBER 31, 2017

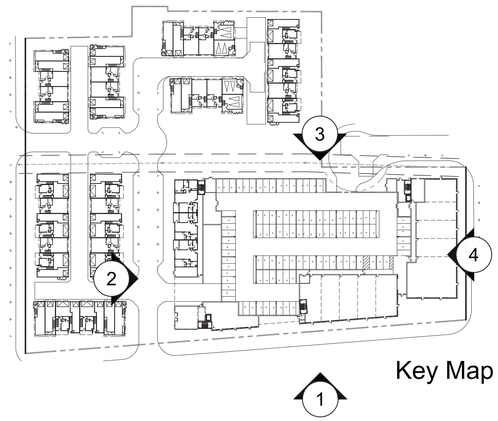
0 4 8 16

BUILDING ELEVATIONS
BUILDING TYPE C

A2.3



1. South Elevation at San Bernardino Road



Key Map



2. West Elevation



4. East Elevation at Citrus Avenue



3. North Elevation at Geneva Place

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COVINA SITE A
COVINA, CA # 2016-0207

SCHEMATIC DESIGN
OCTOBER 31, 2017

0 8 16 32

CONCEPT ELEVATION
MIXED USE BUILDING

A2.4



Key Map

Material Legend

1. Concrete Flat Tile Roof
2. Stucco
3. Brick Veneer
4. Metal Garage Doors
5. Metal Railing
6. Metal Awning
7. Rafter Tails
8. Light Fixture



1. South Elevation at San Bernardino Road(Partial)

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COVINA SITE A
COVINA, CA # 2016-0207

SCHEMATIC DESIGN
OCTOBER 31, 2017

0 4 8 16

CONCEPT ELEVATION
MIXED USE BUILDING

A2.5



Key Map

Material Legend

1. Concrete Flat Tile Roof
2. Stucco
3. Brick Veneer
4. Metal Garage Doors
5. Metal Railing
6. Metal Awning
7. Rafter Tails
8. Light Fixture



1. South Elevation at San Bernardino Road(Partial)

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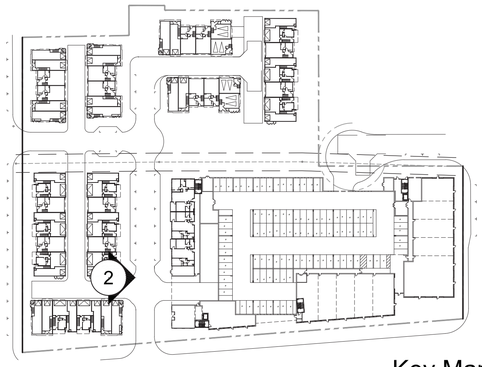
COVINA SITE A
COVINA, CA # 2016-0207

SCHEMATIC DESIGN
OCTOBER 31, 2017

0 4 8 16

CONCEPT ELEVATION
MIXED USE BUILDING

A2.6



Key Map

Material Legend

1. Concrete Flat Tile Roof
2. Stucco
3. Brick Veneer
4. Metal Garage Doors
5. Metal Railing
6. Metal Awning
7. Rafter Tails
8. Light Fixture



2. West Elevation

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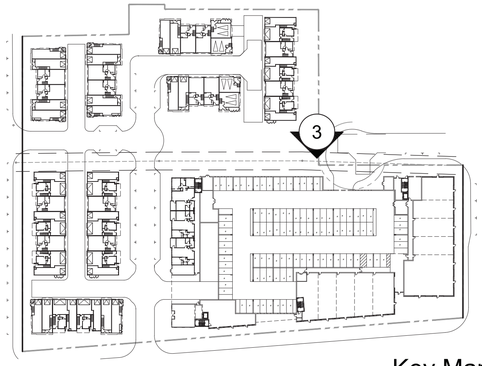
COVINA SITE A
COVINA, CA # 2016-0207

SCHEMATIC DESIGN
OCTOBER 31, 2017

0 4 8 16

CONCEPT ELEVATION
MIXED USE BUILDING

A2.7



Key Map

Material Legend

1. Concrete Flat Tile Roof
2. Stucco
3. Brick Veneer
4. Metal Garage Doors
5. Metal Railing
6. Metal Awning
7. Rafter Tails
8. Light Fixture



3. North Elevation at Geneva Place(Partial)

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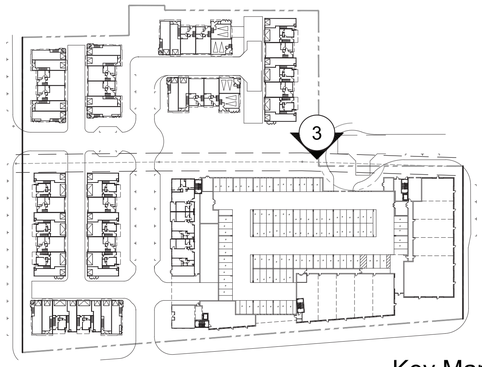
COVINA SITE A
COVINA, CA # 2016-0207

SCHEMATIC DESIGN
OCTOBER 31, 2017

0 4 8 16

CONCEPT ELEVATION
MIXED USE BUILDING

A2.8



Key Map

Material Legend

1. Concrete Flat Tile Roof
2. Stucco
3. Brick Veneer
4. Metal Garage Doors
5. Metal Railing
6. Metal Awning
7. Rafter Tails
8. Light Fixture



3. North Elevation at Geneva Place(Partial)

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COVINA, CA # 2016-0207

SCHEMATIC DESIGN
OCTOBER 31, 2017

0 4 8 16

CONCEPT ELEVATION
MIXED USE BUILDING

A2.9



Key Map

Material Legend

1. Concrete Flat Tile Roof
2. Stucco
3. Brick Veneer
4. Metal Garage Doors
5. Metal Railing
6. Metal Awning
7. Rafter Tails
8. Light Fixture



4. East Elevation at Citrus Avenue

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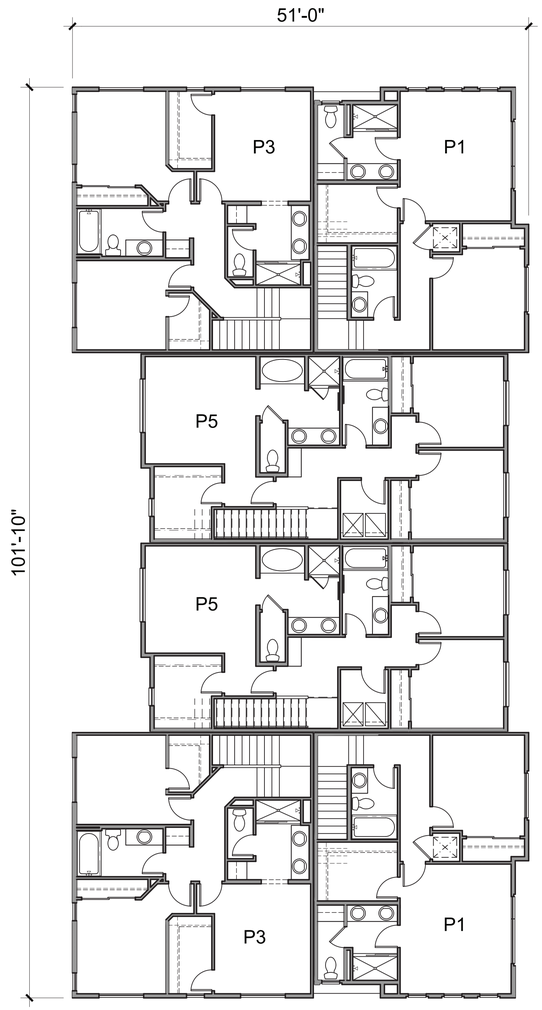
SCHEMATIC DESIGN
OCTOBER 31, 2017

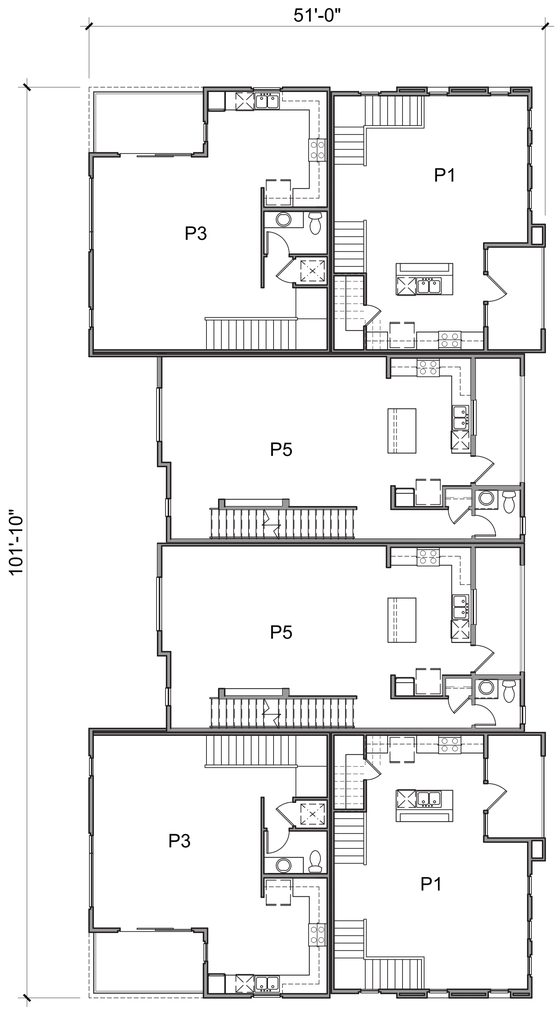
0 4 8 16

CONCEPT ELEVATION
MIXED USE BUILDING

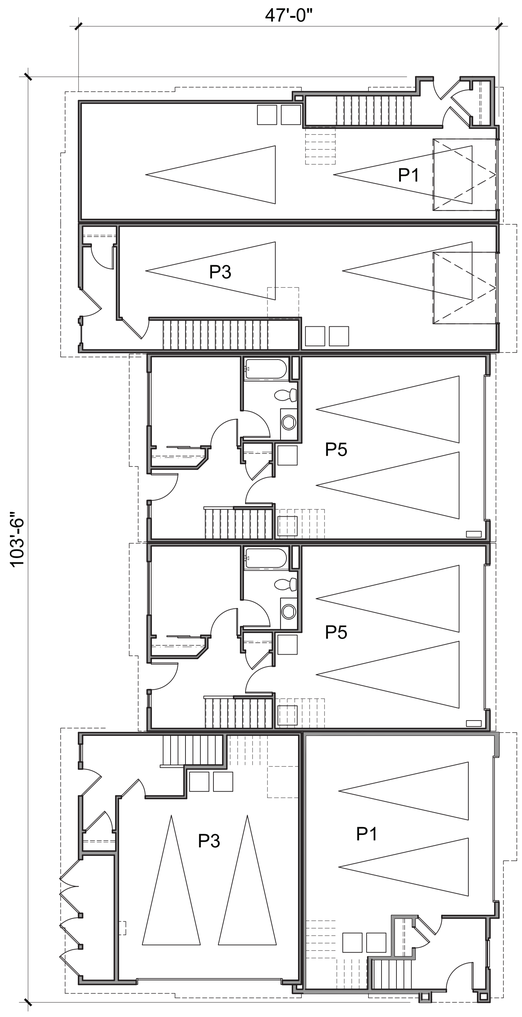
A2.10



Level 3



Level 2



Level 1

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COVINA SITE A
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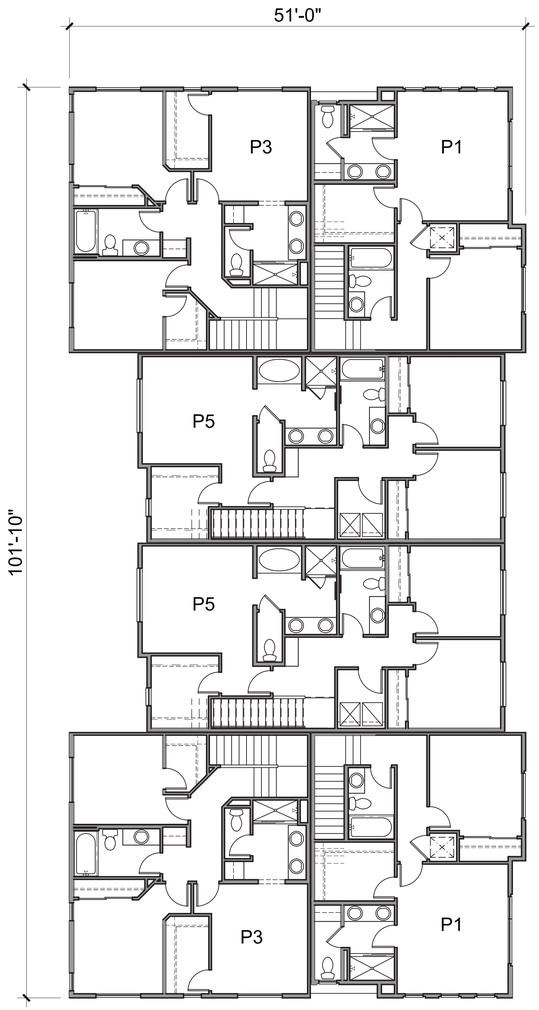
SCHEMATIC DESIGN
OCTOBER 31, 2017

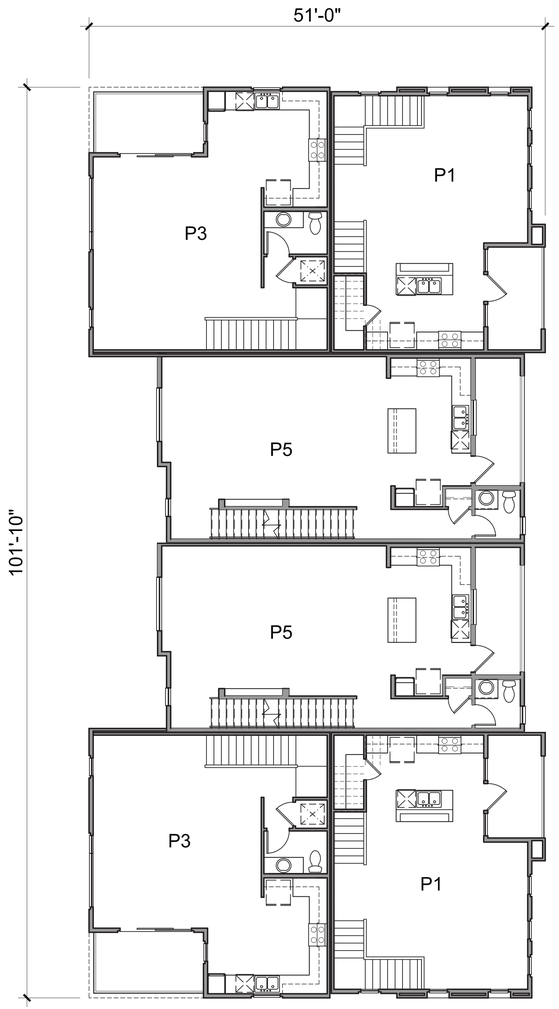
0 4 8 16

BUILDING PLANS
BUILDING A

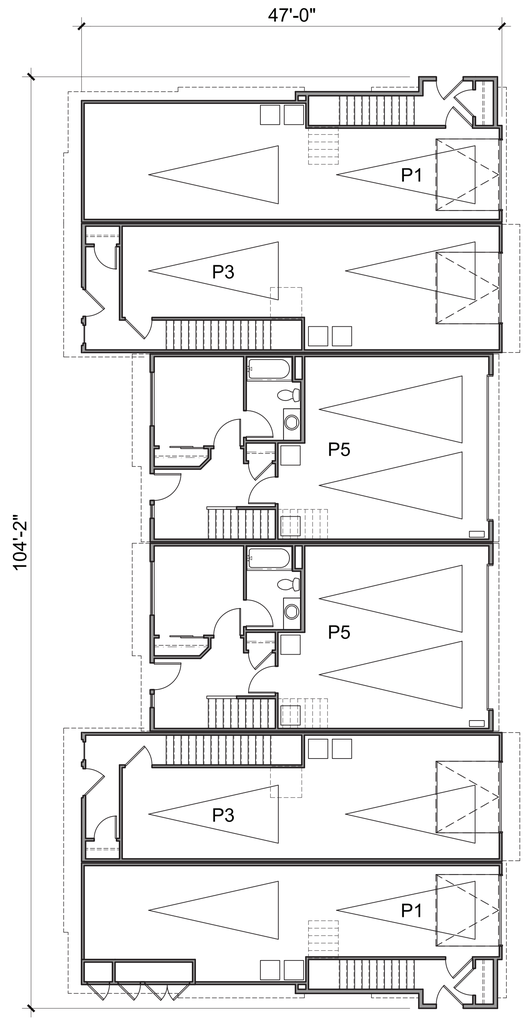
A3.0



Level 3



Level 2



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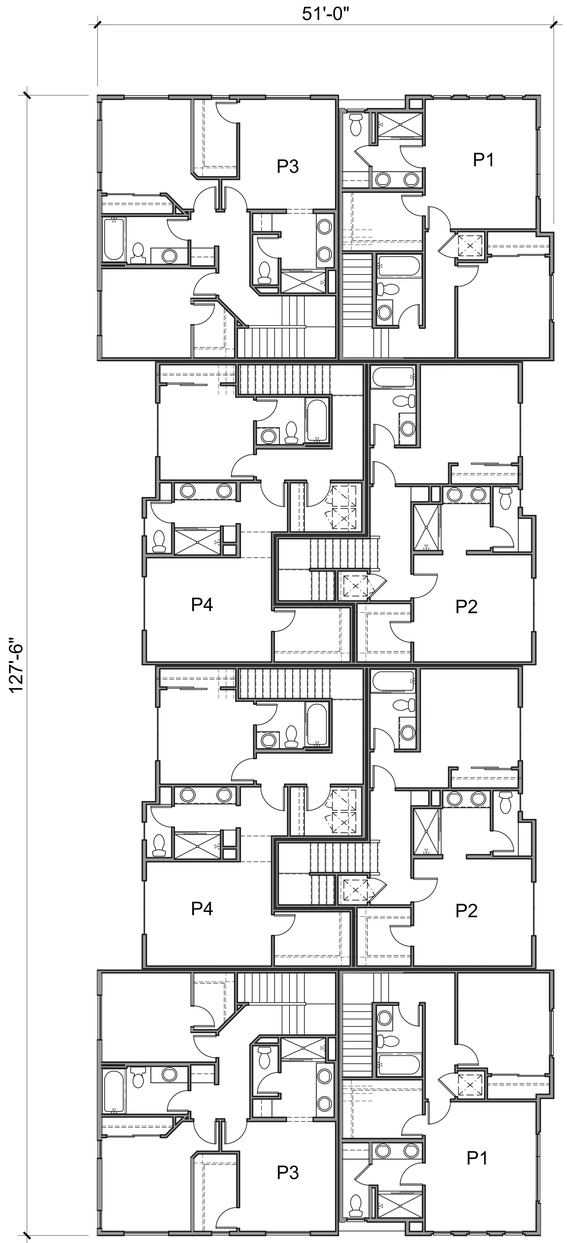
COVINA, CA # 2016-0207

SCHEMATIC DESIGN
OCTOBER 31, 2017

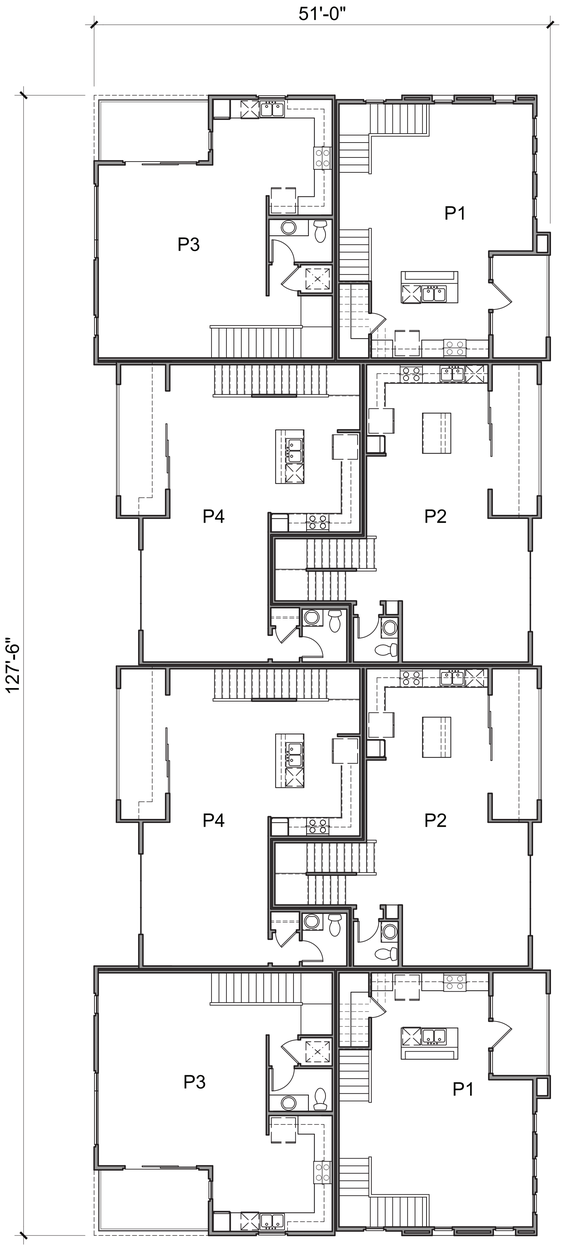
0 4 8 16

BUILDING PLANS
BUILDING A-ALT

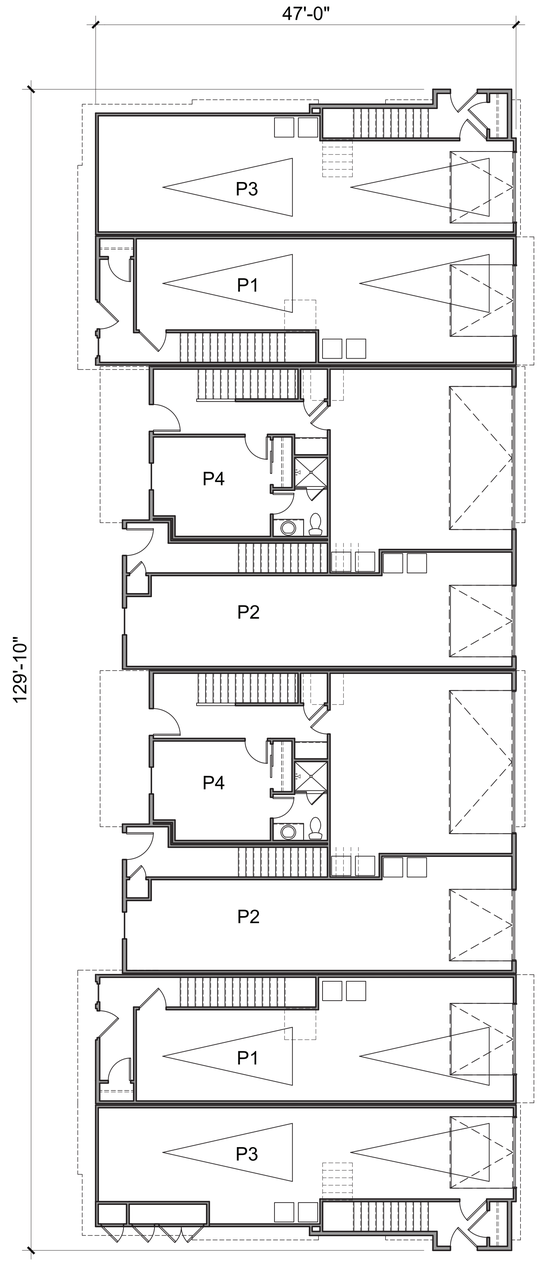
A3.1



Level 3



Level 2



Level 1

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OCTOBER 31, 2017

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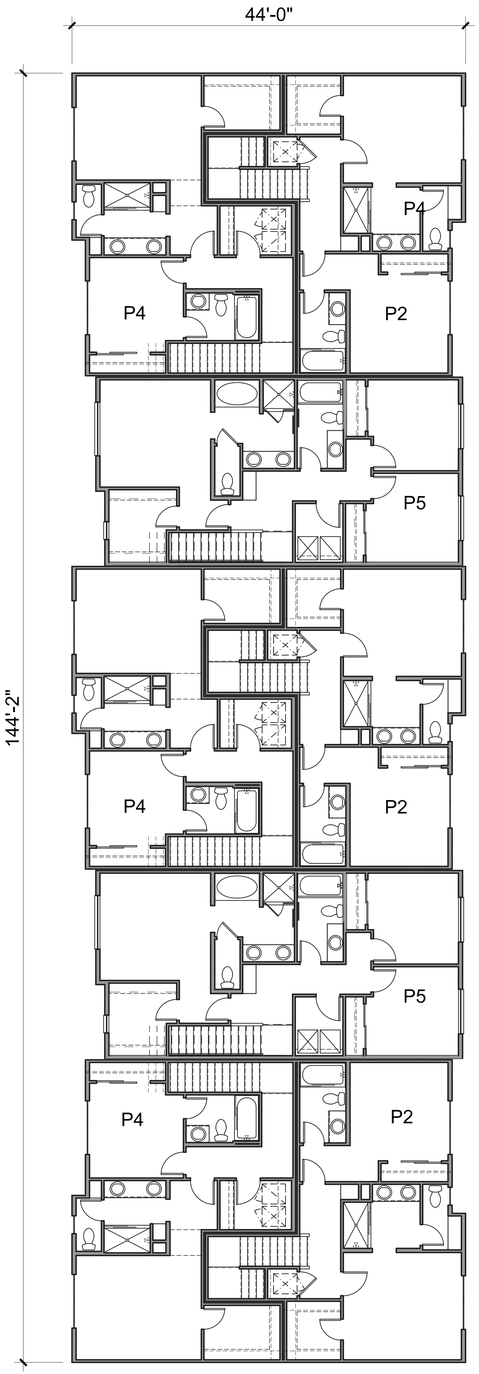
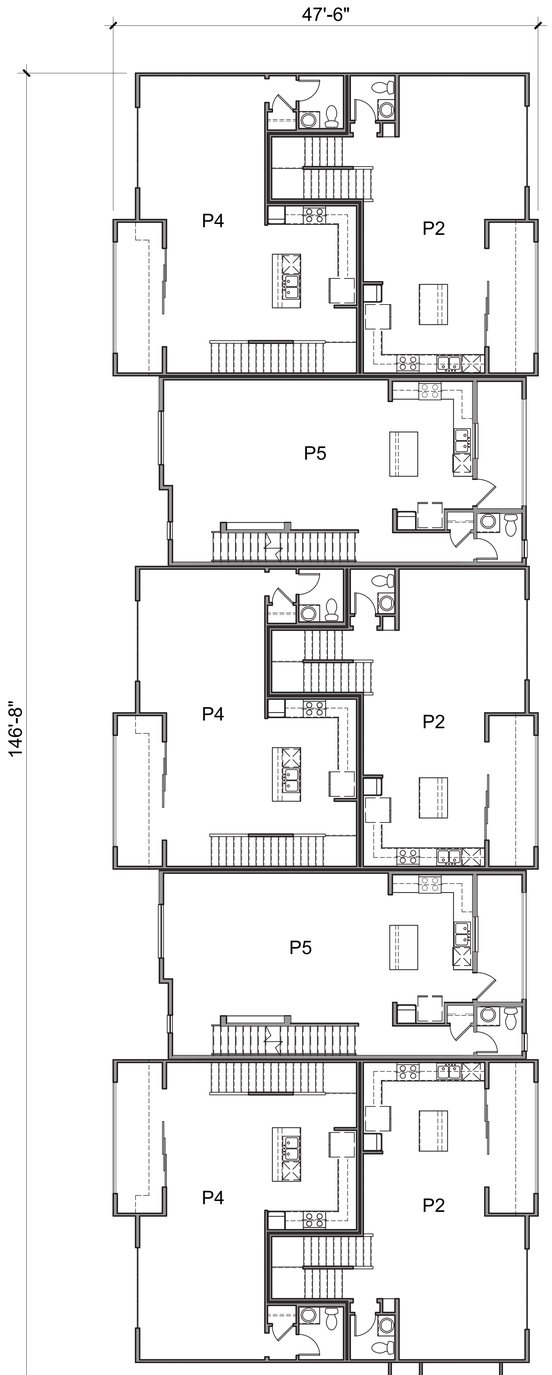
BUILDING PLANS
BUILDING B

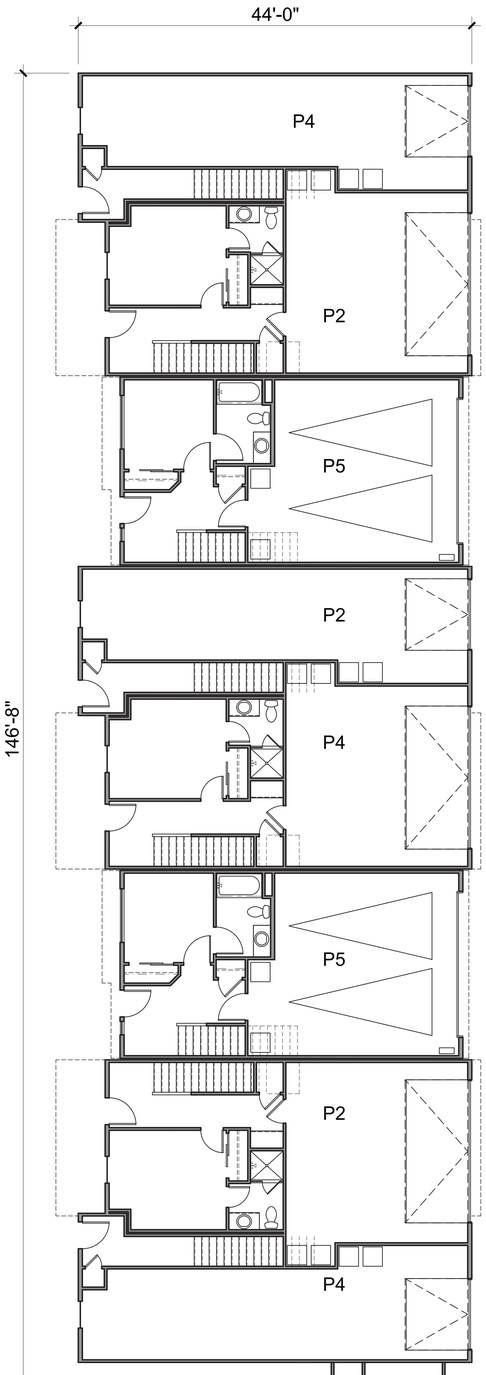
A3.2



Level 3



Level 2



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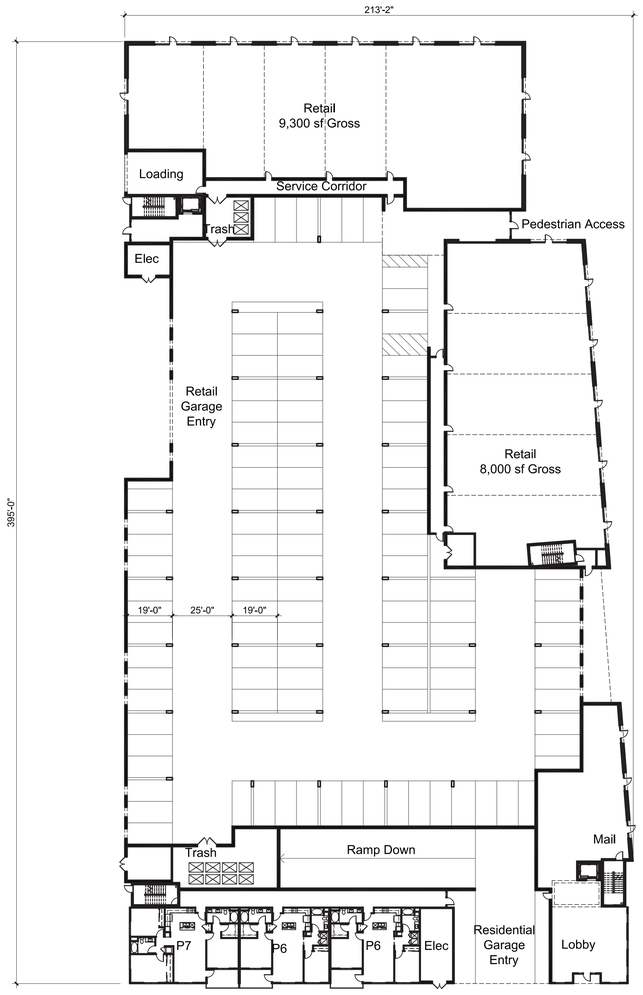
OCTOBER 31, 2017

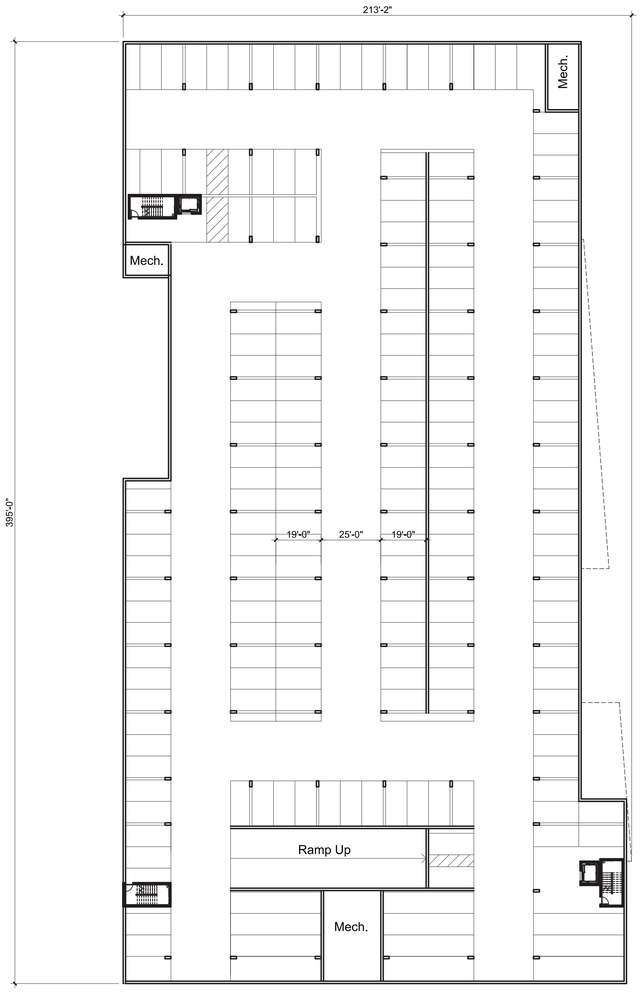
0 4 8 16

BUILDING PLANS
BUILDING C

A3.3



Street Level



Basement Level

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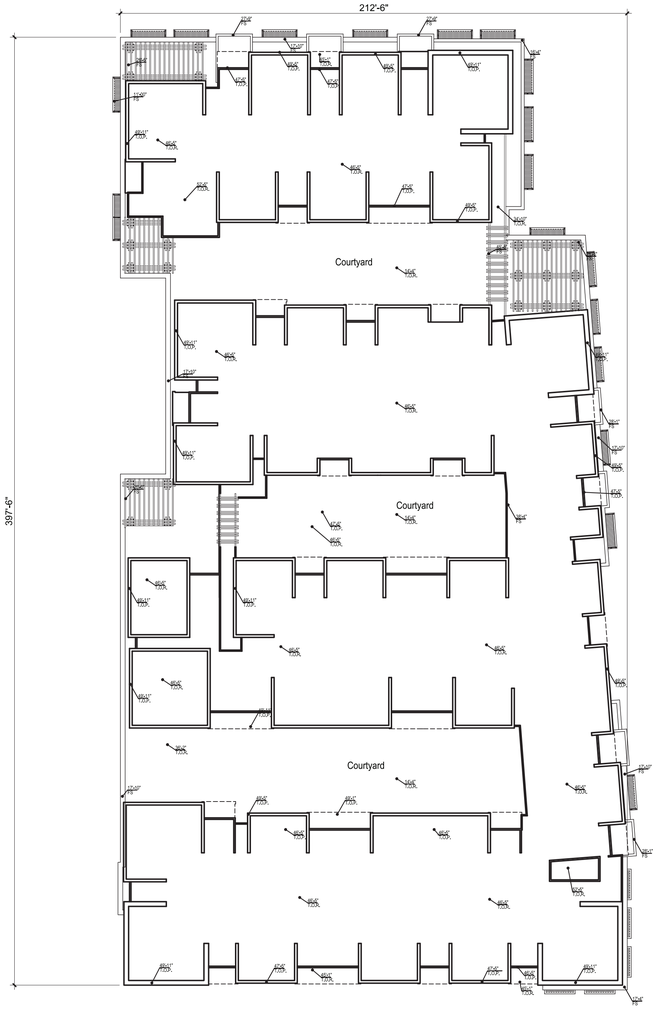
SCHEMATIC DESIGN
OCTOBER 31, 2017

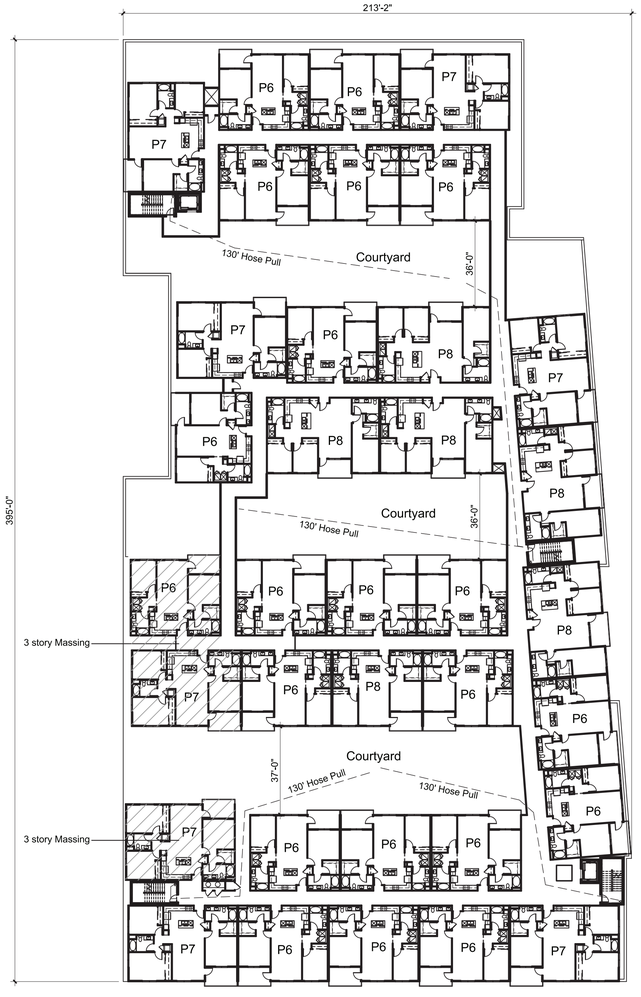
0 15 30 60

BUILDING PLAN
MIXED USE

A3.4



Roof Plan



Level 2-4

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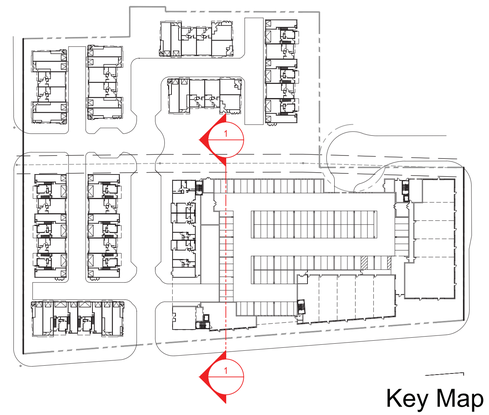
OCTOBER 31, 2017

0 15 30 60

BUILDING PLAN
MIXED USE

A3.5



Key Map



1. North-South Building Section

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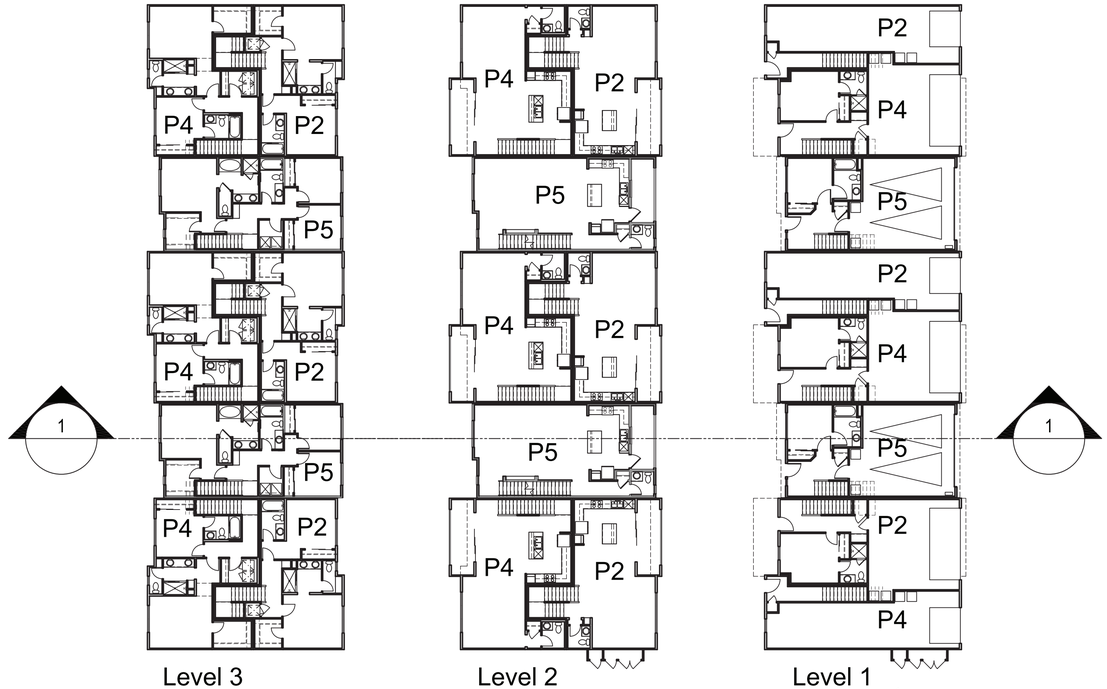
COVINA, CA # 2016-0207

SCHEMATIC DESIGN
OCTOBER 31, 2017

0 4 8 16

BUILDING SECTION
MIXED USE BUILDING

A4.0

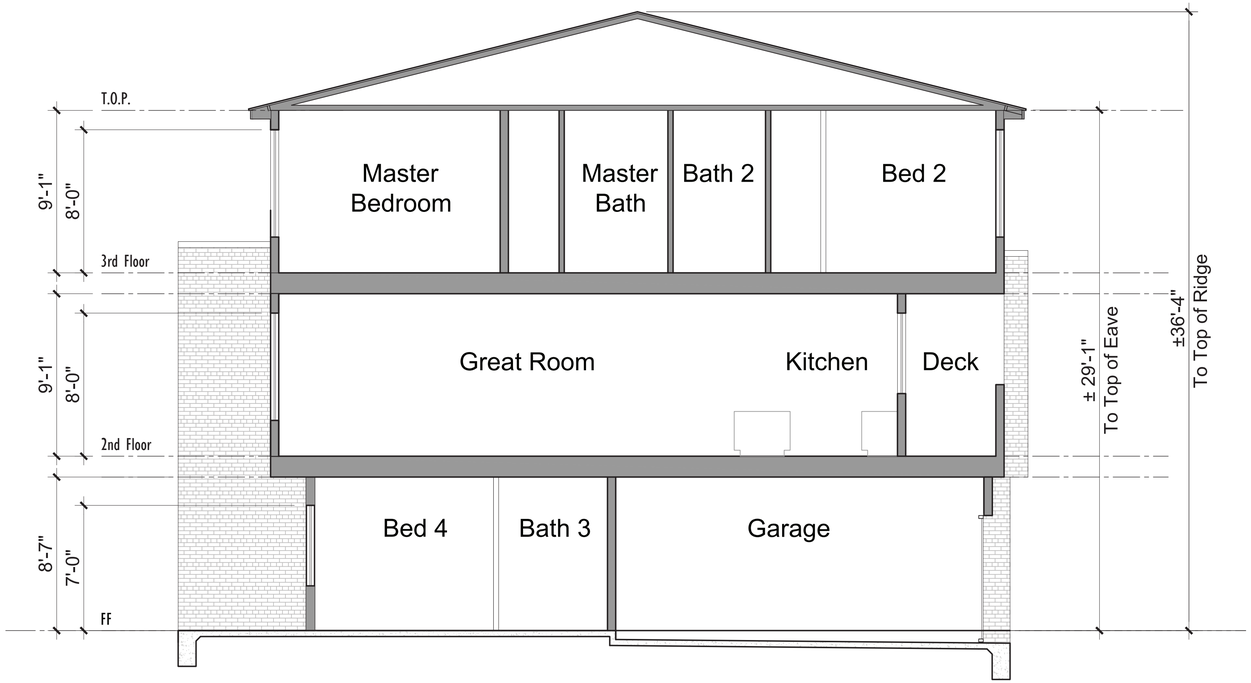


Level 3

Level 2

Level 1

Key Map: 1/16"=1'-0"



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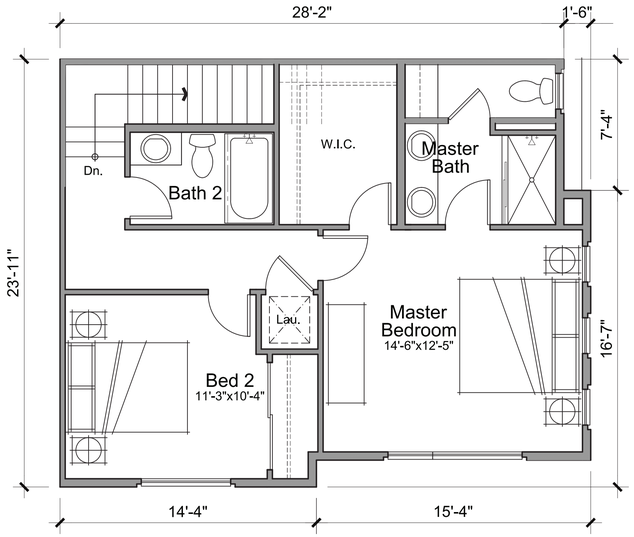
OCTOBER 31, 2017

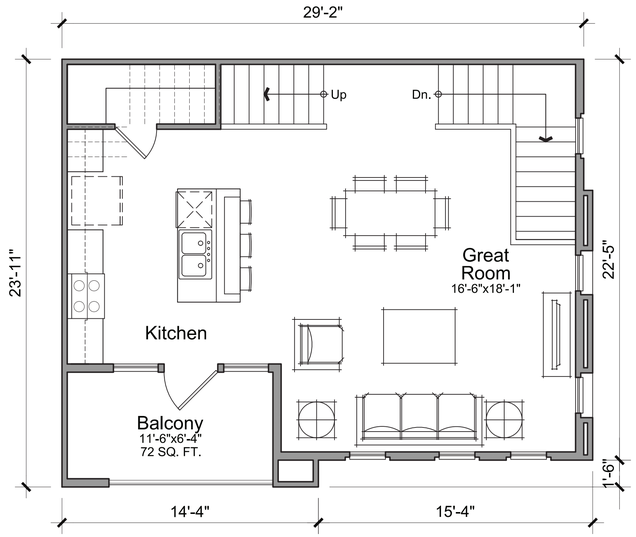
0 2 4 8

BUILDING SECTION
BUILDING C

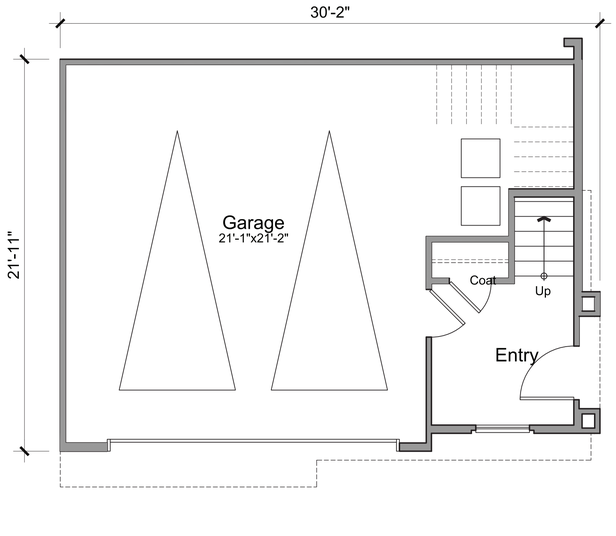
A4.1



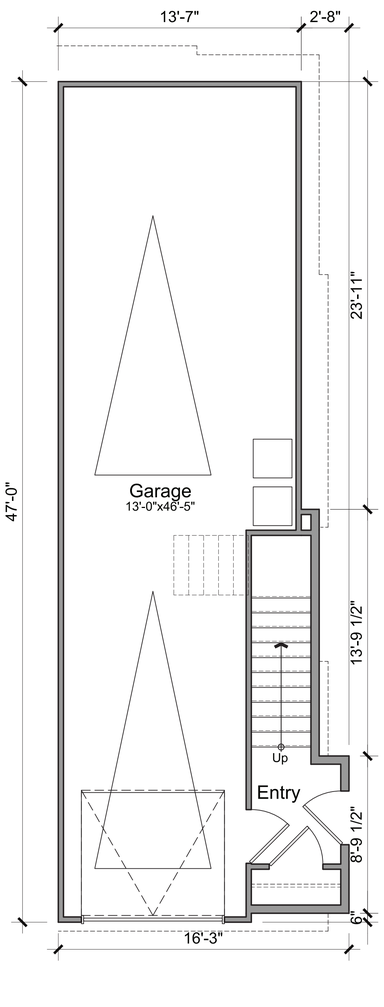
Third Floor
619 Net SQ. FT.



Second Floor
510 Net SQ. FT.



First Floor-A
128 Net SQ. FT.



First Floor-B
99 Net SQ. FT.

Plan 1
2 Bed, 2 Bath
1,257 Net SQ. FT. - Opt. A
1,228 Net SQ. FT. - Opt. B
Private Open Space: 72 SQ. FT.

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COVINA SITE A
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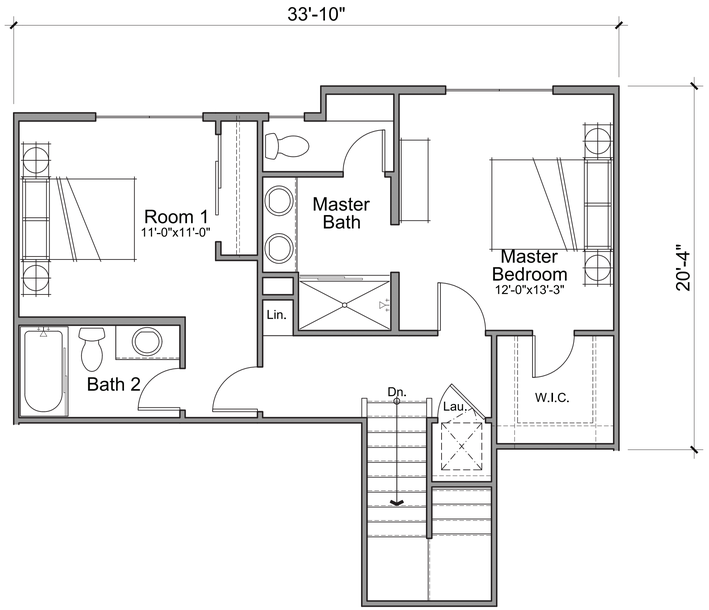
SCHEMATIC DESIGN
OCTOBER 31, 2017

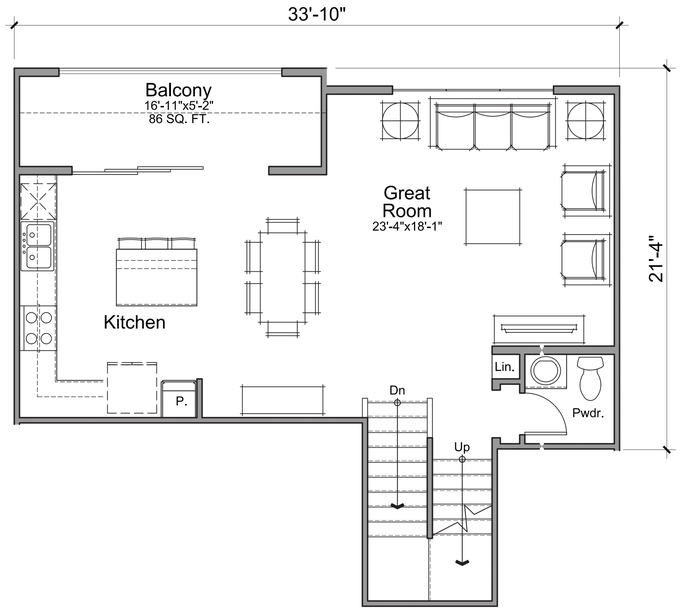
0 2 4 8

UNIT PLANS
PLAN 1

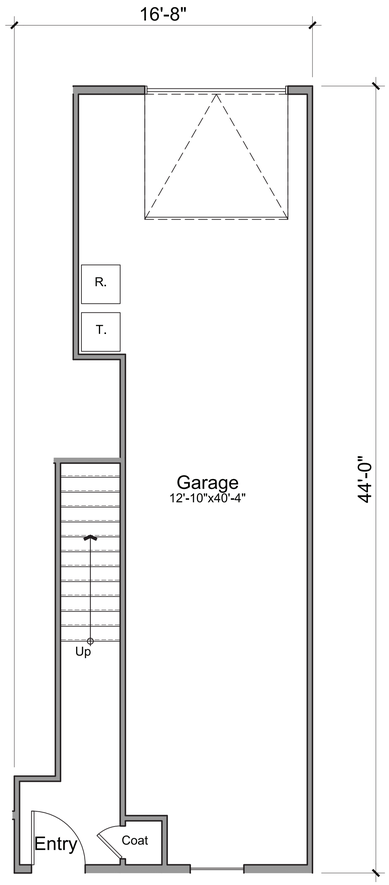
A5.0



Third Floor
606 Net SQ. FT.



Second Floor
605 Net SQ. FT.



First Floor
91 Net SQ. FT.

Plan 2
2 Bed, 2.5 Bath
1302 Net SQ. FT.
Private Open Space: 86 SQ. FT.

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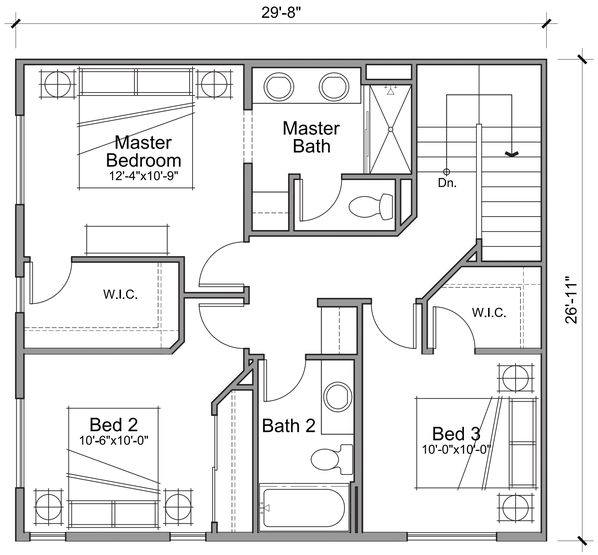
COVINA SITE A
COVINA, CA # 2016-0207

SCHEMATIC DESIGN
OCTOBER 31, 2017

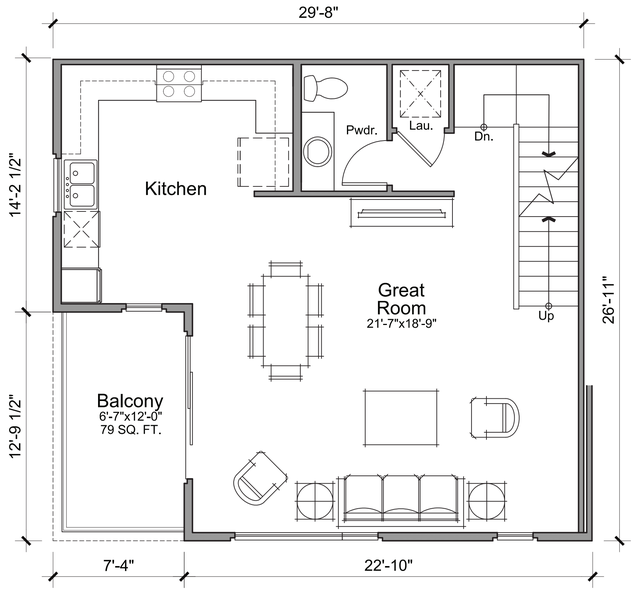
0 2 4 8

UNIT PLANS
PLAN 2

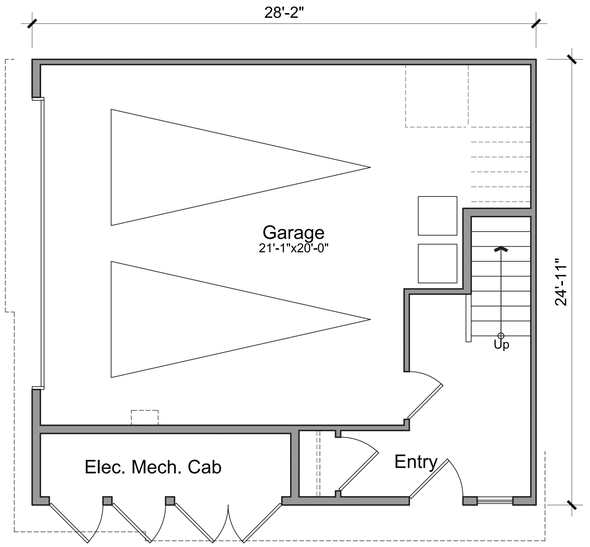
A5.1



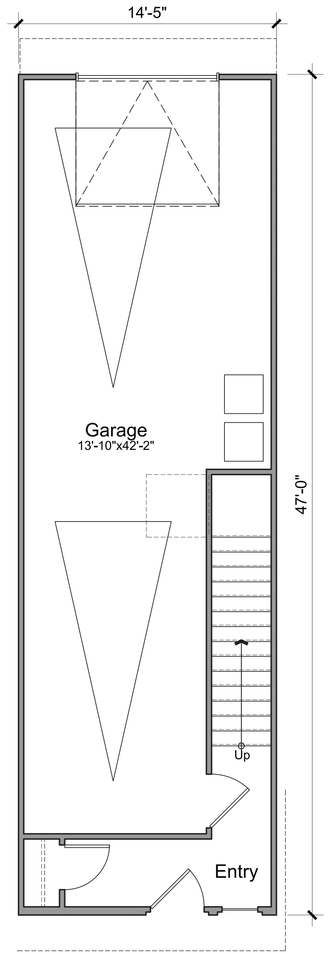
Third Floor
692 Net SQ. FT.



Second Floor
663 Net SQ. FT.



First Floor - Opt. A
158 Net SQ. FT.



First Floor - Opt. B
141 SQ. FT.

Plan 3
3 Bed, 2.5 Bath
1,513 Net SQ. FT. - Opt. A
1,496 Net SQ. FT. - Opt. B
Private Open Space: 79 SQ. FT.

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West Covina, CA 91791

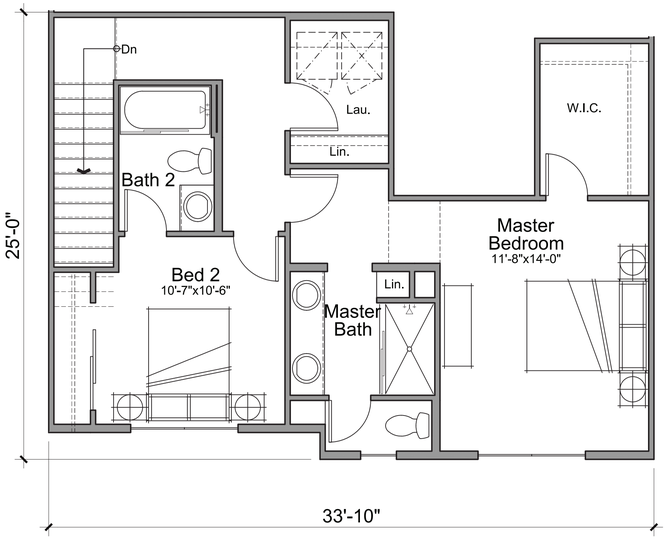
COVINA SITE A
COVINA, CA # 2016-0207

SCHEMATIC DESIGN
OCTOBER 31, 2017

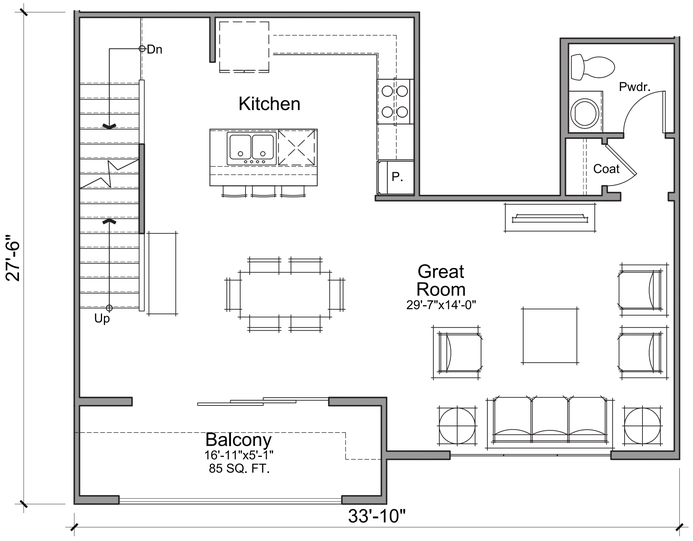
0 2 4 8

UNIT PLANS
PLAN 3

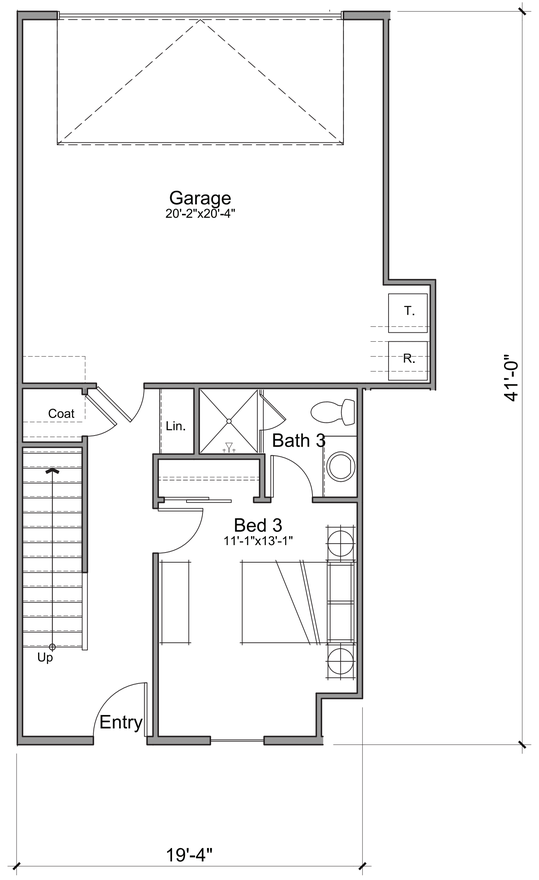
A5.2



Third Floor
648 Net SQ. FT.



Second Floor
658 Net SQ. FT.



First Floor
369 Net SQ. FT.

Plan 4
3 Bed, 3.5 Bath
1668 Net SQ. FT.
Private Open Space: 85 SQ. FT.

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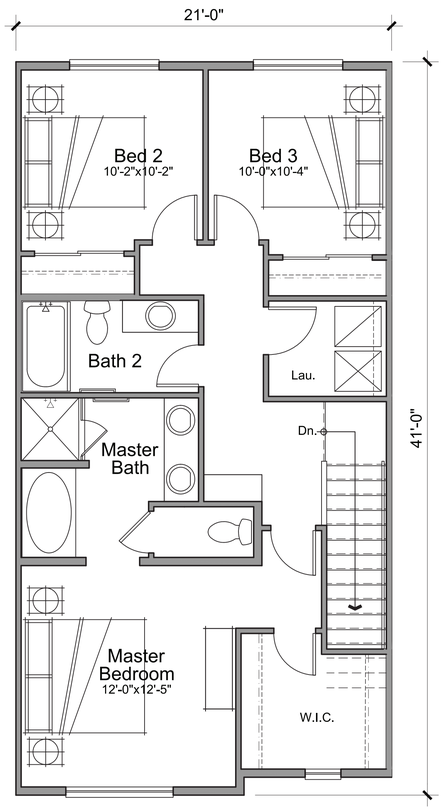
COVINA SITE A
COVINA, CA # 2016-0207

SCHEMATIC DESIGN
OCTOBER 31, 2017

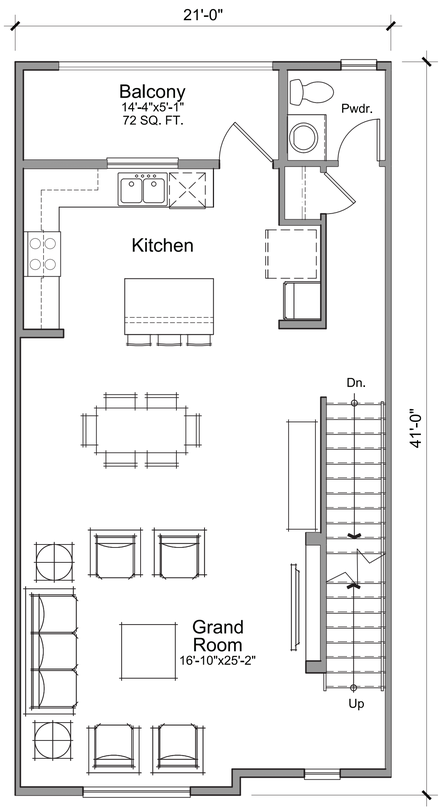
0 2 4 8

UNIT PLANS
PLAN 4

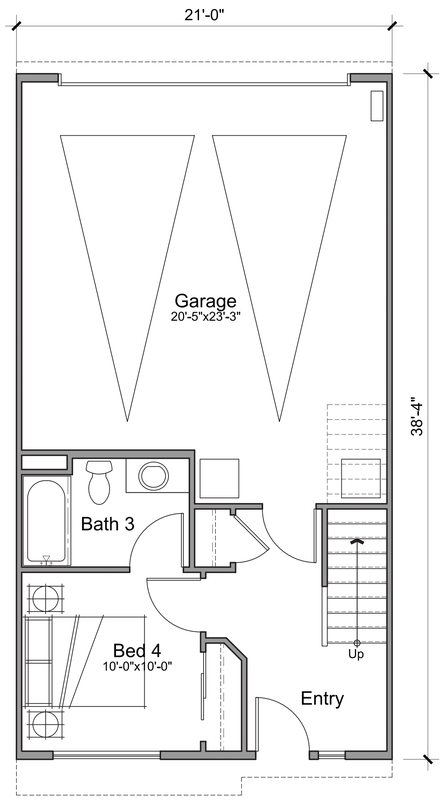
A5.3



Third Floor
764 Net SQ. FT.



Second Floor
726 Net SQ. FT.



First Floor
326 SQ. FT.

Plan 5
4 Bed, 3.5 Bath
1,816 Net SQ. FT.
Private Open Space: 72 SQ. FT.

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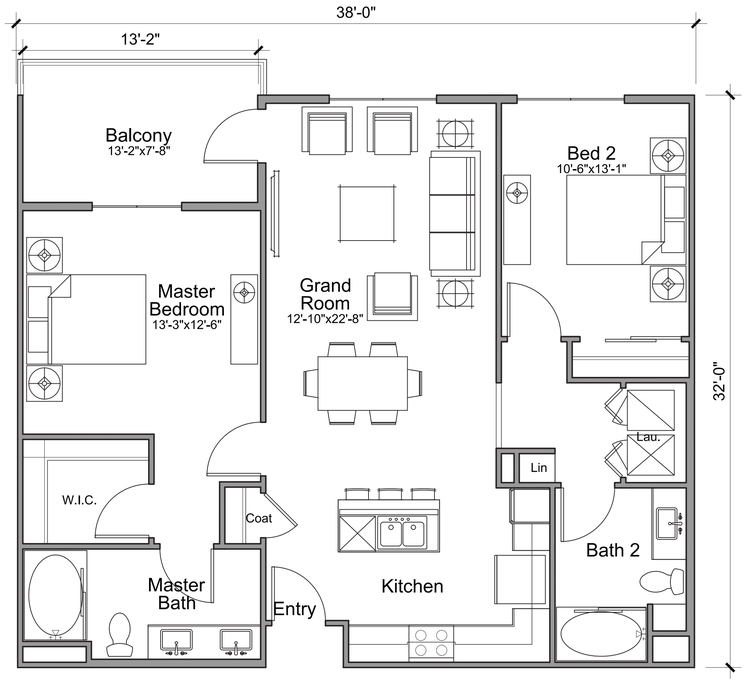
COVINA SITE A
COVINA, CA # 2016-0207

SCHEMATIC DESIGN
OCTOBER 31, 2017

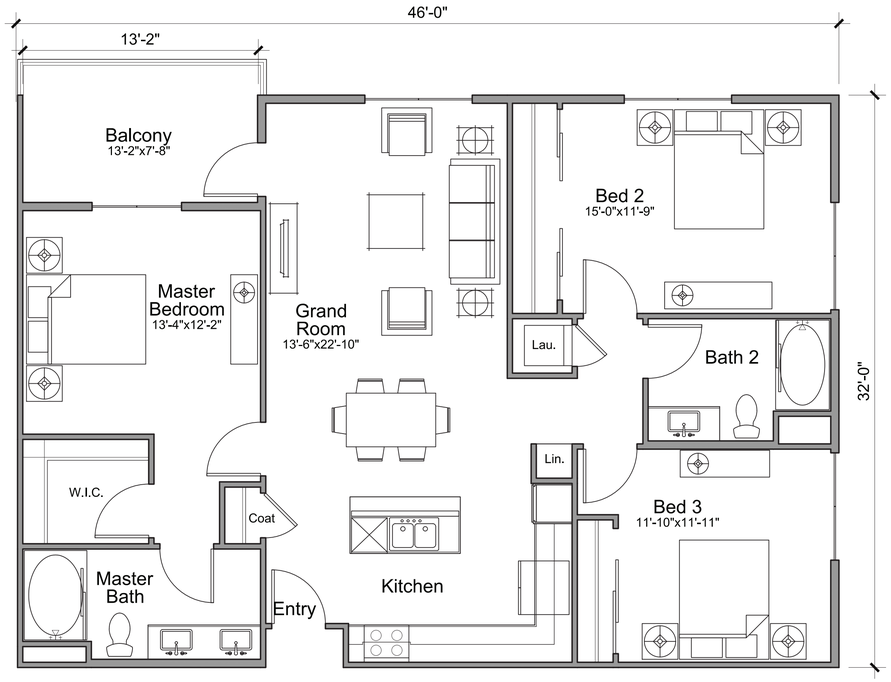
0 2 4 8

UNIT PLANS
PLAN 5

A5.4



Plan 6
2 Bed, 2 Bath
1059 Net SQ. FT.
Private Open Space: 99 SQ. FT.



Plan 7
3 Bed, 2 Bath
1306 SQ. FT.
Private Open Space: 99 SQ. FT.

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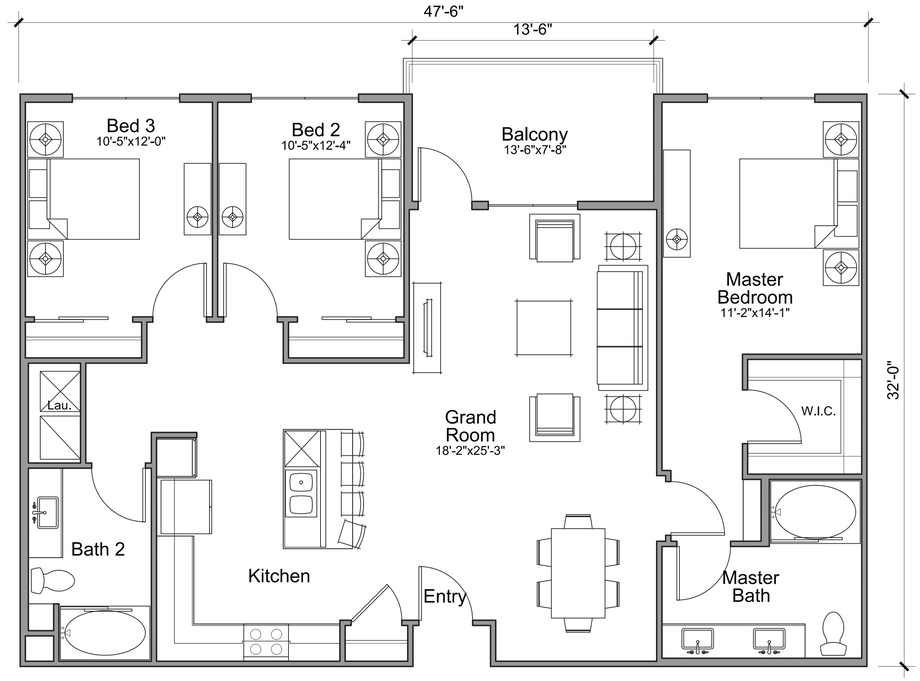
COVINA, CA # 2016-0207

SCHEMATIC DESIGN
OCTOBER 31, 2017

0 2 4 8

UNIT PLANS
PLAN 6 - 7

A5.5



Plan 8
3 Bed, 2 Bath
1356 SQ. FT.
Private Open Space:104 SQ. FT.

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COVINA SITE A
COVINA, CA # 2016-0207

SCHEMATIC DESIGN
OCTOBER 31, 2017

0 2 4 8

UNIT PLANS
PLAN 8

A5.6

NORTH GATHERING AREA

CONNECTION TO EXISTING PARKING

PEDESTRAIN PLAZA

DECORATIVE CITY BENCH
per VII-3 of the SPECIFIC PLAN

ENHANCED VEHICULAR
CONCRETE PAVING at DRIVE ENTRIES

SCE EASEMENT

DECORATIVE LIGHT POST
per VII-3 of the SPECIFIC PLAN

TRASH RECEPTACLE
per VII-3 of the SPECIFIC PLAN

ENTRY MONUMENT SIGN

CONNECTION TO
EXISTING PARKING STRUCTURE

CENTRAL COURTYARD
(SEE ENLARGEMENT L3.0)

RETAIL PLAZA
- interlocking pavers
- pottery
- site furnishing

PODIUM COURTYARDS
(SEE ENLARGEMENT L4.0)

ART

RETAIL PLAZA
- interlocking pavers
- site furnishing

PEDESTRIAN PLAZA

GENEVA PLACE

THIRD AVENUE

CITRUS AVENUE

SAN BERNARDINO ROAD

35' TYP.

35' TYP.

35' TYP.

COVINA TOWNHOMES - COVINA, CA

HASSEN DEVELOPMENT CORPORATION

JULY 17, 2017

CONCEPTUAL LANDSCAPE PLAN- L1.0

0' 15' 30' 60'

MJS LANDSCAPE ARCHITECTURE



COVINA TOWNHOMES - COVINA, CA

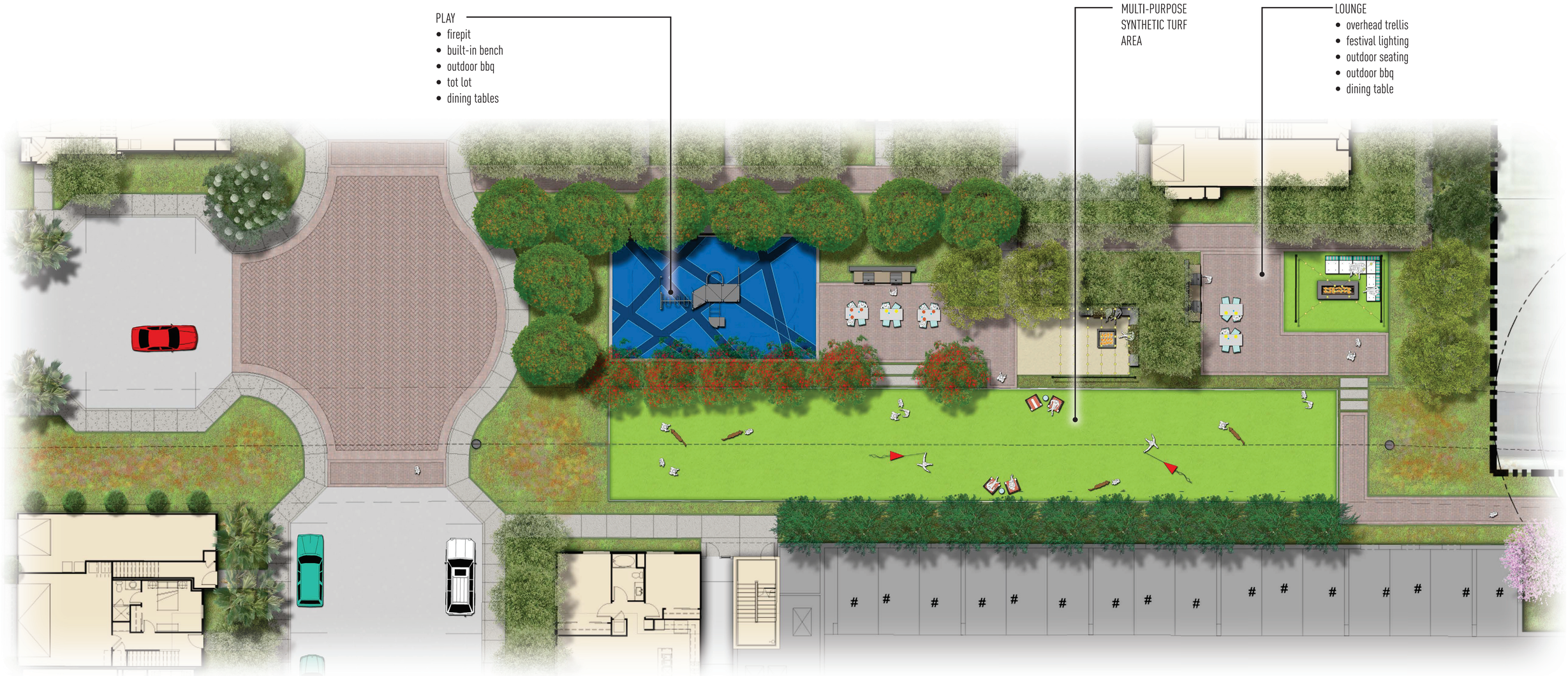
HASSEN DEVELOPMENT CORPORATION

JULY 17, 2017

GROUND LEVEL LANDSCAPE PLAN- L2.0

0' 15' 30' 60'

MJS LANDSCAPE ARCHITECTURE



COVINA TOWNHOMES - COVINA, CA

HASSEN DEVELOPMENT CORPORATION

JULY 17, 2017

CENTRAL COURTYARD ENLARGEMENT - L3.0

0' 5' 10' 20'

MJS LANDSCAPE ARCHITECTURE

COURTYARD 'C'
- turf area
- enhanced paving
- raised planters
- enlarged patios

COURTYARD 'B'
- firepit
- seatwall
- pottery
- enhanced paving
- raised planters
- enlarged patios

DINING TERRACE
- outdoor bbq counter
- dining tables
- enhanced paving

DINING TERRACE
- outdoor bbq counter
- dining tables
- seatwall
- enhanced paving

COURTYARD 'A'
- pottery
- lounge furniture
- raised planters
- enlarged patios

ENLARGED PATIO, TYP.

COVINA TOWNHOMES - COVINA, CA

HASSEN DEVELOPMENT CORPORATION

JULY 17, 2017

PODIUM LEVEL COURTYARD ENLARGEMENT - L4.0

0' 5' 10' 20'

MJS LANDSCAPE ARCHITECTURE

LANDSCAPE TREES COUNT

REQUIRED TREE PERCENTAGE	24" BOX	40% OF ALL TREES
	48" BOX	12-1/2% OF ALL TREES
PROVIDED TREE PERCENTAGE		
TOTAL TREES PROVIDED		197
	24" BOX	77
	48" BOX	25
	15 GAL	95

PLANT PALETTE NOTES:

THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS BUT DOES NOT INDICATE THE EXACT SPECIES WHICH WILL BE DEVELOPED ON THE DETAILED PLANS.

WUCOLS NOTE:

WUCOLS, WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS.

TREE NOTE:

1. ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE.
2. NO EXISTING TREES TO REMAIN ON SITE

IRRIGATION CONCEPT NOTE:

THE FOLLOWING IS A SUMMARY OF THE PROPOSED IRRIGATION CONCEPT FOR THE LANDSCAPED AREAS:
PURPOSE: TO PROVIDE THE LANDSCAPE MAINTENANCE COMPANY A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE RESIDENTS.
CONCEPT: THE SYSTEM WILL DERIVE ITS WATER FROM THE COVINA WATER DISTRICT. ALL POINTS OF CONNECTIONS WILL BE PROTECTED BY A BACKFLOW PREVENTION UNIT, MASTER VALVE AND FLOW SENSOR IN ACCORDANCE WITH COVINA WATER DISTRICT STANDARDS. THE SYSTEM WILL UTILIZE VARIOUS TYPES OF IRRIGATION HEADS COMPATIBLE WITH THE AREA BEING WATERED AND INFILTRATION RATES OF THE SOIL WITH MATCHED PRECIPITATION RATES. THE SYSTEM WILL BE CONTROLLED BY MOISTURE SENSING EQUIPMENT. VALVES PROGRAMMED FROM AUTOMATIC CONTROLLERS WILL MAXIMIZE EFFICIENT WATER APPLICATION. TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. WATERING WILL CONFORM WITH CITY OF COVINA'S WATER CONSERVATION REQUIREMENTS. THE LANDSCAPE DESIGN WILL COMPLY WITH CHAPTER 17.82 WATER-EFFICIENTS REGUALTIONS.

WATER EFFICIENT LANDSCAPING

THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:

1. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS OF THE CITY OF COVINA GUIDELINES (CMC 17.82.20) FOR WATER EFFICIENT LANDSCAPES.
2. THE ESTIMATED APPLIED WATER USE ALLOWED FOR THE LANDSCAPE AREA SHALL NOT EXCEED THE MAWA CALCULATION.

TOTAL LANDSCAPE AREA:

GROUND LEVEL LANDSCAPE AREA	41,044 S.F.
PODIUM LEVEL LANDSCAPE AREA	4,903 S.F.
TOTAL:	45,947 S.F.

Preliminary Plant Palette

CITRUS AVENUE, SAN BERNARDINO ROAD, AND THIRD AVENUE - CITY OF COVINA

THE OBJECTIVE OF THE OVERALL LANDSCAPING CONCEPT IS TO PROVIDE A DISTINCT VISUAL IMPRESSION AND COMMUNITY IDENTITY, SOFTEN THE URBAN EXPERIENCE, PROVIDE THE HIGHEST LEVEL OF AESTHETIC STANDARDS COMPLIMENTED BY THE QUALITY OF THE BUILDING MATERIALS THAT WILL ASSURE AN ATTRACTIVE ENVIRONMENT ENHANCING THE QUALITY OF LIFE AMONG ITS RESIDENTS AND VISITORS.

SUCCESSFUL STREETSCAPES ARE A PARTNERSHIP BETWEEN THE BUILDING DESIGN AND THE LANDSCAPED EDGE OF THE STREET DISTINGUISHING EACH TYPE OF STREET THROUGH DISTINCTIVE LANDSCAPING, LIGHTING AND STREET FURNISHINGS.

TREES

BOTANICAL NAME	COMMON NAME	SIZE:
CITRUS AVENUE, SAN BERNARDINO ROAD, AND THIRD AVENUE:		
CITRUS AVENUE		
Lagerstroemia hybrid 'Red'	Red Crape Myrtle	24" box
SAN BERNARDINO ROAD		
Platanus acerifolia 'Bloodgood'	Bloodgood Plane Tree	24" box
THIRD AVENUE		
Lagerstroemia indica 'Natchez'	Natchez White Crape Myrtle	24" box
COURTYARD TREES:		
Cercidium 'Desert Museum'	Palo Verde	36" / 48" box
Lagerstroemia indica 'Dynamite'	Dynamite Crape Myrtle	24" box
Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	24" box
Olea europeae 'Swan Hill'	Fruitless Olive	36" / 48" box
Platanus acerifolia 'Bloodgood'	Bloodgood Plane Tree	36" / 48" box
Rhus lancea	African Sumac (Standard Trunk)	24" box
BACKGROUND / PERIMETER TREES:		
Arbutus x 'Marina'	Hybrid Strawberry Tree	36" / 48" box
Cistrus x sinensis	Orange Tree	24" box
Magnolia grandiflora Multi-Trunk	Multi-Tr Southern Magnolia	24" box
Melaleuca quinquinervia	Cajeput Tree	36" / 48" box
Tristania conferta	Brisbane Box	24" box
PALMS / ACCENT		
Podocarpus 'Icee Blue'	Icee Blue Podocarpus	24" box
Washingtonia filifera	California Fan Palm	18' BTH
Washingtonia robusta	Mexican Fan Palm	18' BTH
VERTICAL TREES		
Cupressus sempervirens	Italian Cypress	15 gal
Pittosoporum tenuifolium 'Silver Sheen'	Silver Sheen Kohuhu	15 gal
Strelitza Reginae	Bird of Paradise	15 gal

SHRUBS and GROUNDCOVERS

BOTANICAL NAME	Common Name
LARGE SHRUBS *(MINIMUM 5 GALLON SIZE)*	
Feijoa sellowiana	Pineapple Guava
Leptospermum lavigatum	Australian Tree Tree
Ligustrum j. 'Texanum'	Texas Privet
Photinia glabra 'Red Robin'	Japanese Photinia
Prunus carolina	Carolina Cherry Laurel
Westringia fruiticosa	Coast Rosemary
MEDIUM SHRUBS *(MINIMUM 5 GALLON SIZE)*	
Asparagus densiflorus 'Myersii'	Myer asparagus
Callistemon 'Little John'	Dwarf Bottlebrush
Bougainvillea species	Bouganivillea
Echinocactus grusonii	Golden Barrel Cactus
Pittosporum species	Mock Orange
Philodendron 'Xanadu'	Philodendron
Rhapiolepis indica 'Clara'	Clara Indian Hawthorn
Rosemarinus 'Tuscan Blue'	Upright Rosemary
Xylosma congestum	Compact Shiny Xylosma
LOW SHRUBS AND GROUNDCOVERS *(MINIMUM 1 GALLON SIZE)*	
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush
Carissa m. 'Horizontalis'	Natal Plum
Carex species	Sedge
Ceanothus t. 'Skylark'	Skylark Lilac
Ceanothus 'Joyce Coulter'	Joyce Coulter Ceanothus
Cupea hyssopifolia	False Heather
Dietes bicolor	Daylily
Nassella tenuissima	Mexican Feather Grass
Rosmarinus o. prostratus	Dwarf Rosemary
ACCENT/COLOR SHRUBS *(MINIMUM 5 GALLON SIZE)*	
Agave species	Agave
Aloe species	Aloe
Anigozanthus flavidus	Kangaroo Paw
Bulbine frutescens	Orange Stalked Bulbine
Cistus ladaniferus latifolius	Rockrose
Dasylirion wherlerii	Desert Spoon
Hesperaloe parvifola	Red Yucca
Muhlenbergia 'Pink Flamingo	Pink Flamingo Muhly Grass
Senecio serpens	Blue chalksticks
TURF GATHERING AREAS	
Synthetic turf	


PLATANUS ACERIFOLIA ' BLOODGOOD'
BLOODGOOD PLANE TREE


WASHINGTONIA FILIFERA
CALIFORNIA FAN PALM


RHUS LANCEA
AFRICAN SUMAC


MELALEUCA QUINQUINERVIA
CAJEPUT TREE


OLEA EUROPAEA ' SWAN HILL'
FRUITLESS OLIVE


PODOCARPUS ICEE BLUE
ICEE BLUE PODOCARPUS


LAGERSTROEMIA INDICA 'NATCHEZ'
NATCHEZ WHITE CRAPE MYRTLE


CISTRUS X SINENSIS
ORANGE TREE


MAGANOLIA GRANDIFLORA
SOUTHERN MAGNOLIA


ARBUTUS X 'MARINA'
HYBRID STRAWBERRY TREE


LAGERSTROEMIA HYBRID 'RED'
RED CREPE MYRTLE


STRELITZA REGINAE
BIRD OF PARADISE


PITTOSOPORUM TENUIFOLIIUM 'SILVER SHEEN'
SILVER SHEEN KOHUHU


TRISTANIA CONFERTA
BRISBANE BOX

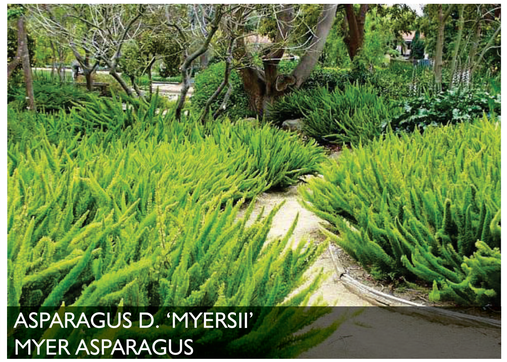

WASHINGTONIA ROBUSTA
MEXICAN FAN PALM


CUPRESSUS SEMPERVIRENS
ITALIAN CYPRESS


AGAVE SPECIES
AGAVE


ALOE SPECIES
ALOE


ANIGOZANTHUS FLAVIDUS
KANGAROO PAW


ASPARAGUS D. 'MYERSII'
MYER ASPARAGUS

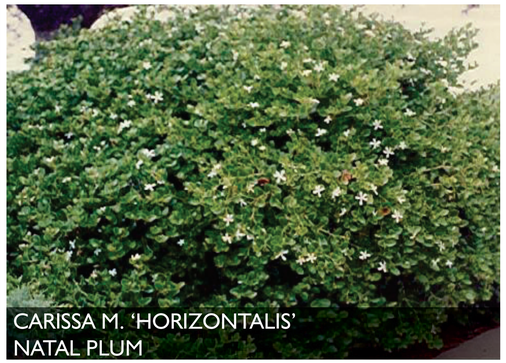

BACCHARIS PILULARIS 'PIGEON POINT'
DWARF COYOTE BRUSH


BOUGAINVILLEA SPECIES
BOUGAINVILLEA


BULBINE FRUTESCENS
ORANGE STALKED BULBINE

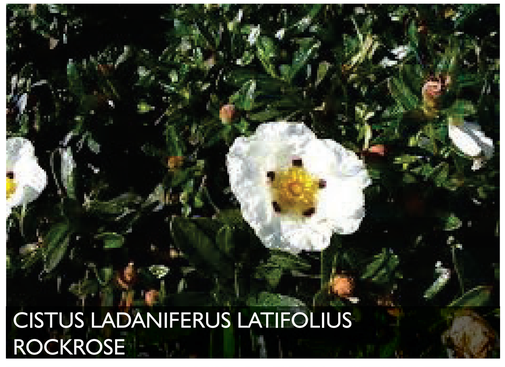

CALLISTEMON 'LITTLE JOHN;
DWARF BOTTLEBRUSH


CAREX SPECIES
SEDGE


CARISSA M. 'HORIZONTALIS'
NATAL PLUM


CEANOTHUS T. 'SKYLARK'
SKYLARK LILAC


CEANOTHUS 'JOYCE COULTER'
JOYCE COULTER CEANOTHUS


CISTUS LADANIFERUS LATIFOLIUS
ROCKROSE


CUPEA HYSSOPIFOLIA
FALSE HEATHER


DASYLIRION WHERLERII
DESERT SPOON


DIETES BICOLOR
DAYLILY


ECHINOCACTUS GRUSONII
GOLDEN BARREL CACTUS


FEIJOA SELLOWIANA
PINEAPPLE GUAVA


HESPERALOE PARVIFOLA
RED YUCCA


LEPTOSPERMUM LAVIGATUM
AUSTRAILIAN TEA TREE


LIGUSTRUM J. 'TEXANUM'
TEXAS PRIVET


MUHLENBERGIA 'PINK FLAMINGO'
PINK FLAMINGO MUHLY GRASS

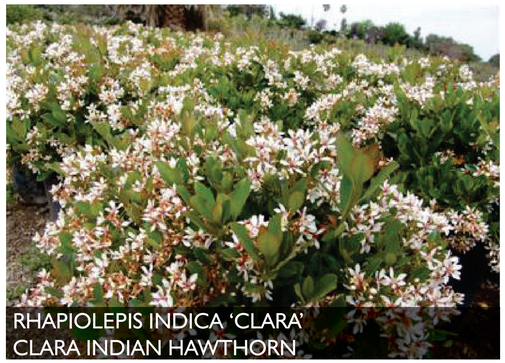

NASSELLA TENUISSIMA
MEXICAN FEATHER GRASS

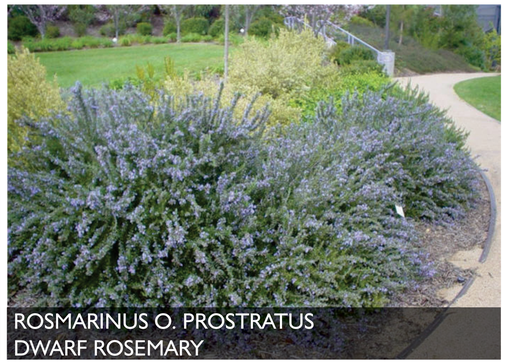

PHILODENDRON 'XANADU'
PHILODENDRON


PHOTINIA GLABRA 'RED ROBIN'
JAPANESE PHOTINIA


PITTOSPORUM SPECIES
MOCK ORANGE


PRUNUS CAROLINA
CAROLINA CHERRY LAUREL


RHAPIOLEPIS INDICA 'CLARA'
CLARA INDIAN HAWTHORN


ROSMARINUS O. PROSTRATUS
DWARF ROSEMARY


ROSEMARINUS 'TUSCAN BLUE'
UPRIGHT ROSEMARY

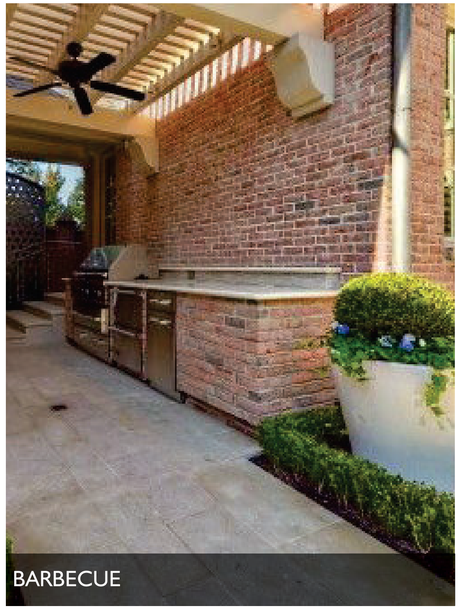

SENECIO SERPENS
BLUE CHALKSTICKS

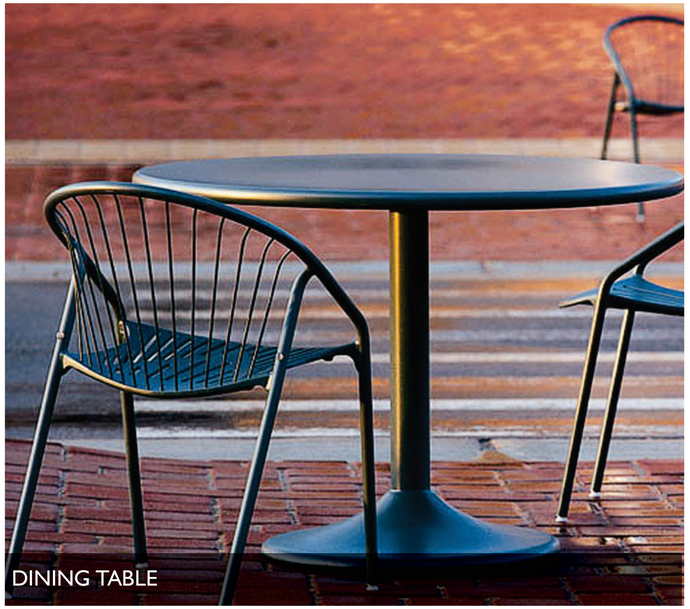

WESTRINGIA FRUITICOSA
COAST ROSEMARY

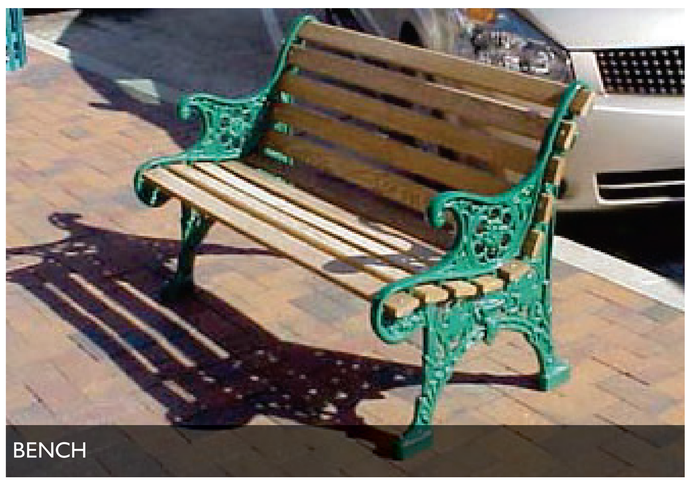

XYLOSMA CONGESTUM
COMPACT SHINY XYLOSMA


STREET LIGHT

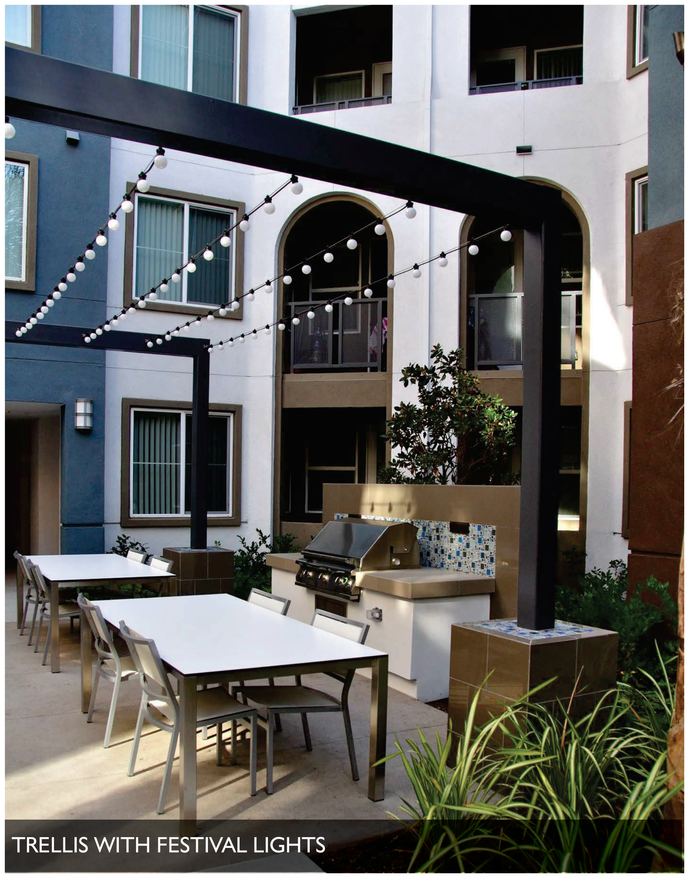

FIREPIT


BARBECUE


DINING TABLE


BENCH


TOT LOT


TRELLIS WITH FESTIVAL LIGHTS

COVINA TOWNHOMES - COVINA, CA

HASSEN DEVELOPMENT CORPORATION

JULY 17, 2017

SITE FURNISHING- L6.0

MJS LANDSCAPE ARCHITECTURE



EXTERIOR LIGHTING LEGEND

SYMBOL	TYPE/TECHNIQUE:	LOCATION:
	42" HT BOLLARD	PEDESTRIAN WALKWAYS
	10' HT POLE LIGHT	COURTYARDS FIXTURE WILL NOT PRODUCE OFF-SITE GLARE
	STREET LIGHT	ALONG THIRD AVE, SAN BERNARDINO ROAD, AND CITRUS AVENUE. PER CITY STANDARD
	THEME POLE LIGHT	MOTOR COURT FIXTURE WILL NOT PRODUCE OFF-SITE GLARE
	OVERHEAD FESTIVAL LIGHTING	ATTACHED TO BUILDING. MINIMUM 12' ABOVE FINISH SURFACE
	RECESSED LOUVER	RAISED PLANTER WALLS

LIGHTING CONCEPT:

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE TUNGSTEN OR METAL HALIDE.

LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED.

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.

PHOTOMETRICS TO BE PROVIDED BY ELECTRICAL CONSULTANT WITH THE FOLLOWING CRITERIA TO BE MET:

- ILLUMINATION OF DOORWAYS, STEPS AND HIDING PLACES: 5.0 FOOT CANDLES.
- ILLUMINATION OF REMAINDER WALKWAYS: 5.0 FOOT CANDLES.
- ILLUMINATION OF OPEN PARKING AREAS AND COMMON OPEN SPACE: 1.0 FOOT CANDLE.

COVINA TOWNHOMES - COVINA, CA

HASSEN DEVELOPMENT CORPORATION

JULY 17, 2017

CONCEPTUAL LIGHTING PLAN- L7.0

0' 15' 30' 60'

MJS LANDSCAPE ARCHITECTURE

TENTATIVE TRACT MAP NO. 73661

IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

UTILITY PURVEYORS :

ELECTRICITY
SOUTHERN CALIFORNIA EDISON
(800) 655-4555

GAS
SOUTHERN CALIFORNIA GAS CO.
(800) 427-2200

TELEPHONE
VERIZON COMMUNICATIONS
(800) 483-4000

WATER
CITY OF COVINA WATER DIVISION
(626) 384-5230

TRASH/REFUSE
ATHENS SERVICES
COVINA DISPOSAL
(888) 336-6100

SEWER
CITY OF COVINA PUBLIC WORKS
(626) 384-5220

SEWER
LOS ANGELES COUNTY
SANITATION DISTRICT
(213)

STORM DRAIN
LOS ANGELES COUNTY
DEPARTMENT OF PUBLIC WORKS
(626) 458-7860

CABLE TV
TIME WARNER CALE
(714) 903-4000

SCHOOL DISTRICT
COVINA VALLEY UNIFIED SCHOOL DISTRICT
(626) 974-7000

LEGEND :

FS	FINISH SURFACE	ST. LT.	STREET LIGHT
TC	TOP OF CURB	DI	DROP INLET
FL	FLOW LINE	VLT	VAULT
NG	NATURAL GRADE	SCO	SEWER CLEANOUT
BW	BACK OF WALK	YL	YARD LIGHT
WS	WATER SERVICE	WV	WATER VALVE
SMH	SEWER MANHOLE	EV	ELECTRICAL VAULT
WM	WATER METER	SD	STORM DRAIN
PP	POWER POLE	CLF	CHAIN LINK FENCE
FH	FIRE HYDRANT	MH	MANHOLE
▨	ALLEY TO BE VACATED	381	EXISTING TOPO CONTOUR

GENERAL NOTES :

1. SUBDIVISION AREA: 5.30 ACRES GROSS – 5.30 ACRES NET
2. PROPOSED AND EXISTING ZONING:
   EXISTING ZONING – TCSP-5 (RETAIL AND SERVICE CORE FOCUSED ACTIVITY AREA)
3. GENERAL PLAN DESIGNATION:
   TOWN CENTER SPECIFIC PLAN
4. PROPOSED LOTS: 1 LOTS FOR CONDOMINIUM PURPOSES
5. EXISTING USE: PARKING LOTS, CAR DEALERSHIP, ALLEY WAY
6. PROPOSED USE: 109 TOWNHOME UNITS
   COMMERCIAL USE
   PRIVATE STREETS
7. 1 FOOT CONTOUR INTERVAL
8. SOURCE CONTOURS:
   TOPOGRAPHIC SURVEY BY ANALYTICAL TOPO MAPS, 10/24/14
9. EXISTING ADJACENT PROPERTY USE:
   ALL SIDES PROPERTY USE: EXISTING COMMERCIAL SITE
10. LANDSCAPE PLANTER TREES EXIST ON THE SITE IN CURBED LANDSCAPED AREAS THROUGHOUT THE SITE.
12. NO SPECIAL FLOOD HAZARDS EXIST.
13. SEWERAGE:
    PROJECT PROPOSES TO PROTECT EXISTING CITY OF COVINA 8" V.C.P. SEWER IN EXISTING RIGHT-OF-WAY. NEW SEWER MANHOLES AND P.V.C. MAINS WILL BE CONSTRUCTED IN DRIVE AISLES BETWEEN NEW BUILDINGS AND DISCHARGE INTO EXISTING 8" V.C.P. SEWER MAIN IN EXISTING STREET. ON-SITE SEWER WILL BE PRIVATE.
14. WATER:
    WATER WILL BE SERVED FROM EXISTING CITY OF COVINA WATER MAINS IN GENVA AND SAN BERNARDINO.
15. STORM DRAINAGE:
    AN ON-SITE STORM DRAINAGE PIPE SYSTEM WILL INTERCEPT RUN-OFF ON-SITE AND DISCHARGE RUN-OFF THROUGH A BIO-FILTRATION SYSTEM PRIOR TO DISCHARGE INTO CITY RIGHT OF WAY.

PROJECT AREA:

EXISTING & PROP. LOT AREAS
LOTS 1: 230,686 SQ. FT. (+/-)
230,686 SQ. FT. OR 5.30 ACRES

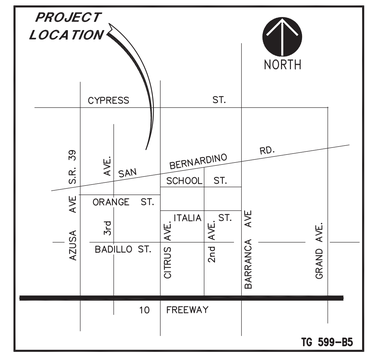
LEGEND

UTILITY POLE		SIGNAL PULLBOX		CL	CENTER LINE
S SEWER MANHOLE		CABLE TV PULLBOX		PP	POWER POLE
D STORM DRAIN MANHOLE		TELEPHONE PULLBOX		BW	BACK OF WALK
T TELEPHONE MANHOLE		COMMUNICATIONS PULLBOX		TW	TOP OF WALL
U UNKNOWN MANHOLE		STREET LIGHT PULLBOX		AC	ASPHALT PAVEMENT
FIRE HYDRANT		UNKNOWN PULLBOX		(12.56)	EXISTING ELEVATION
FLOOD LIGHT		FIRE DEPT CONNECTION		℄	CENTERLINE
HOSE BIB		IRON FENCE			SLOPE
C SEWER CLEANOUT		CHAIN LINK FENCE			PHONE BOOTH
WATER VALVE		WOOD FENCE			CONCRETE
GAS VALVE		BLOCK WALL			IRRIGATION VALVE
WATER METER		TREE			GUARD POST (GP)
GAS METER		PALM			CENTERLINE
W WATER VAULT		PINE			PROPERTY LINE
G GAS VAULT		BUSH			FLOW LINE
T TELEPHONE VAULT		TRASH ENCLOSURE			UTILITY MARKER
E ELECTRIC VAULT		ELECTRICAL TRANSFORMER			GRATE
MONITORING WELL		EDGE OF PAVEMENT			HANDICAP
STREET LIGHT		FINISHED SURFACE			FLAG POLE
TRAFFIC SIGNAL		FINISHED FLOOR		F	FIRE SPRINKLER RISER
GAS RISER		NATURAL GROUND			SURVEY MONUMENT
GUY WIRE		TOP OF CURB			SIGN POST
R RAILROAD SIGNAL		FLOW LINE			TOP OF BERM
CAR STOP		TOP OF GRATE			INVERT
LIGHT POLE		GRADE BREAK			AERIAL TARGET
PCC PORTLAND CONC CEMENT		DOUBLE DETECTER CHECK VALVE			IRRIGATION
MH MAN HOLE					PLANTER
LP LIGHT POLE		SIGN POST			PULL BOX
CB CATCH BASIN		CATCH BASIN			IRRIGATION CONTROL VALVE
ST. STREET LIGHT		PIV. POST INDICATOR VALVE			AIR RELEASE VALVE



1" = 40'

0 20 40 80



VICINITY MAP
N.T.S.

FLOOD ZONE:

FLOOD ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN (500-YEAR FLOOD).

COMMUNITY MAP NO. 06037C1700F DATED: SEPTEMBER 26, 2008.

BENCH MARK :

LOS ANGELES COUNTY BM NO. 4934

ELEVATION:
543.181 (ADJUSTED 2005) (NAVD 88)

LOCATION:
CITRUS AVENUE AND BADILLO STREET

DESCRIPTION:
DPW BM TAG IN W CB 1M(3.3FT) S/O BCR @ SW COR CITRUS AVE & BADILLO ST.

OWNER :

BENTLEY REAL ESTATE, LLC

SITE ACCESS:

137 SAN BERNARDINO ROAD, 141 W GENEVA PLACE COVINA CA

LID CALCULATIONS

PRE-DEVELOPMENT IMPERVIOUS:
GROSS /NET AREA = 223,765 Sq.Ft. / 5.13 Acres
POST-DEVELOPMENT IMPERVIOUS:
GROSS /NET AREA = 166,093 Sq.Ft. / 3.81 Acres

SUBDIVIDER :

BENTLY REAL ESTATE, LLC
100 N BARRANCA, STE 900
WEST COVINA, CA 91791

LEGAL DESCRIPTION:

LEGAL DESCRIPTION-PTR NHSC-5213993 (50)
REAL PROPERTY IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
LOTS 15, 18, 23, 24 AND THE WEST 46.5 FEET OF LOT 16 OF TRACT NO. 8354, IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 104 PAGES 93 AND 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOT 17 OF TRACT NO. 8354, IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 104 PAGES 93 AND 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

LOT 16 AND LOT "B" OF TRACT NO. 8354, IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 104 PAGES 93 AND 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT FROM SAID LOT 16 THE WESTERLY 46.5 FEET.

PARCEL 4:

LOTS 13, 14, 21 AND 22 OF TRACT NO. 8354, IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 104 PAGES 93 AND 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5

LOTS 1, 2 AND 3 OF THE FAIRLY TRACT, IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12 PAGE 105 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
TOGETHER WITH THE EASTERLY TWO FEET OF THIRD STREET (NOW THIRD AVENUE) 50 FEET WIDE, LYING BETWEEN THE NORTHERLY LINE OF SAN BERNARDINO ROAD AND THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 3 OF THE FAIRLY TRACT, IN THE CITY OF COVINA, AS SHOWN ON MAP RECORDED IN BOOK 12 PAGE 105 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS VACATED BY THE CITY OF COVINA, RECORDED NOVEMBER 12, 1965 AS INSTRUMENT NO. 3346.

PARCEL 6:
LOTS 8 TO 12 INCLUSIVE, 19 AND 20, ALL OF TRACT 8354, IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 104 PAGES 93 AND 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8431-015-042

LEGAL DESCRIPTION-PTR NHSC-5213996 (50)
REAL PROPERTY IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 5 OF TRACT 8354, IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 104 PAGES 93 AND 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOT 6 OF TRACT 8354, IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 104 PAGES 93 AND 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

LOT 7 OF TRACT 8354, IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 104 PAGES 93 AND 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; EXCEPT THEREFROM THE SOUTH 60 FEET OF SAID LOT 7, THE NORTH LINE OF SAID SOUTH 60 FEET BEING PARALLEL WITH THE SOUTH LINE OF SAID LOT 7.

PARCEL 4:

LOT 25 AND THAT PORTION OF LOT 2 OF TRACT 8354, IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 104 PAGES 93 AND 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 158 FEET; THENCE SOUTH 89 DEGREES 47 EAST 145 FEET; THENCE SOUTH TO THE SOUTH LINE OF SAID LOT; THENCE WEST 145 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

THE EAST 50 FEET OF THE WEST 195 FEET OF LOT 2 OF TRACT 8354, IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 104 PAGES 93 AND 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM ANY PORTION LYING WITHIN TRACT NO. 45283, IN THE CITY OF COVINA, AS PER MAP RECORDED IN BOOK 1107 PAGES 56, 57 AND 58 OF MAPS.

APN: 8431-014-015

EARTHWORK QUANTITIES

DESCRIPTION	CUT	FILL
EARTHWORK	17850 CY	7100 CY
OVEREXCAVATION	9940 CY	9940 CY
SUBSIDENCE AT 0.10'		500 CY
SHRINKAGE @ 15%		1490 CY
TOTAL	27790 CY	19090 CY
NET: 27790-19090=8700 EXPORT		

REVISIONS

NO.	DATE	DESCRIPTION	BY

TENTATIVE MAP PREPARED BY :

MFKessler
Civil Engineering, Land Planning, Surveying
ONE VENTURE, STE 130
IRVINE, CA 92618
(949) 339-5330

REGISTERED PROFESSIONAL ENGINEER ALI MONSHIZADEH C67674 EXP. 06/30/ CIVIL STATE OF CALIFORNIA

03/03/18
ALI MONSHIZADEH, R.C.E. 67674 DATE

SHEET INDEX :

SHT. NO.	DESCRIPTION
1	TENTATIVE MAP
2-3	CONCEPTUAL GRADING, UTILITY AND MAPPING

SITE A
TENTATIVE TRACT MAP NO. 73661

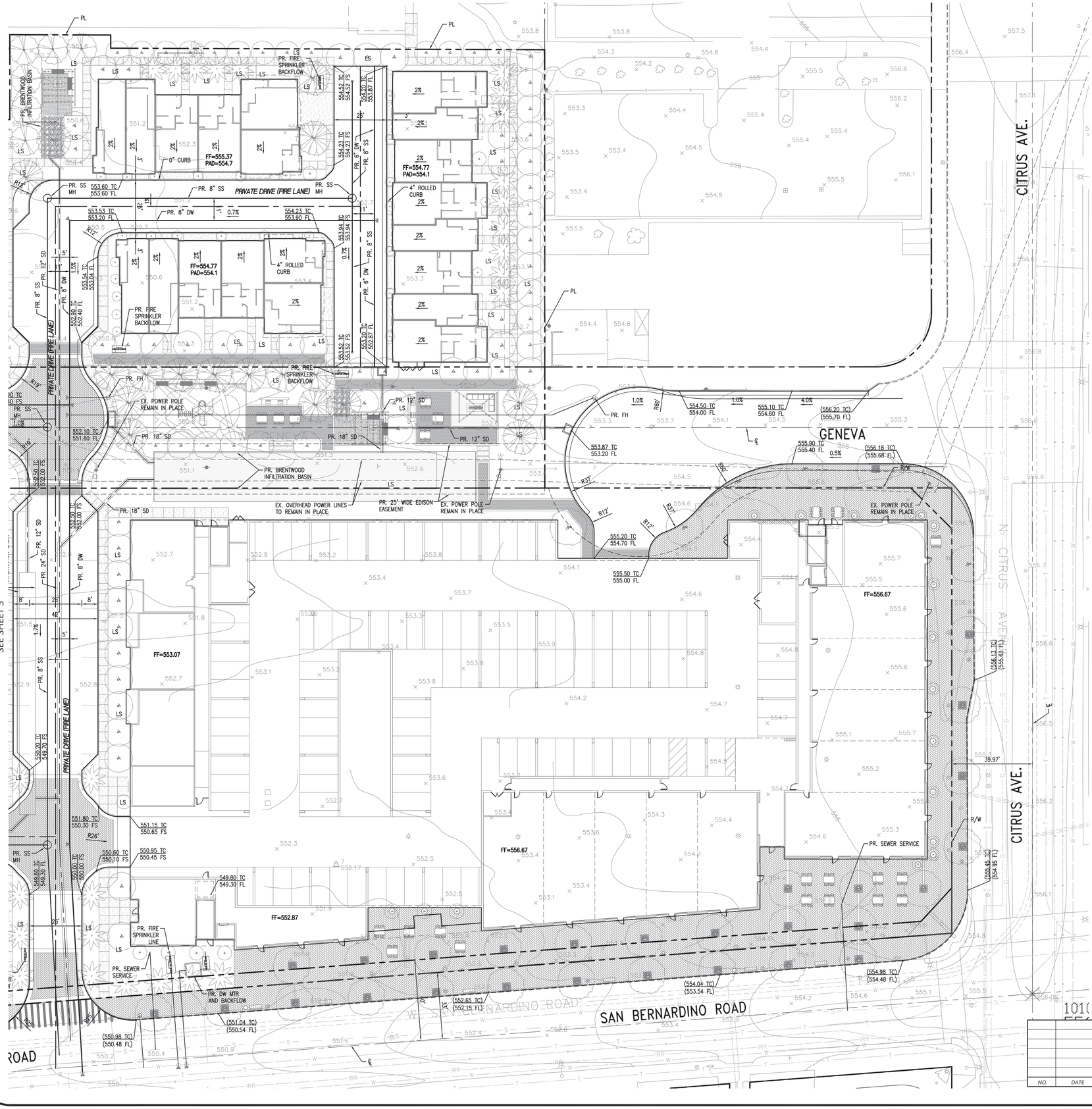
"FOR CONDOMINIUM PURPOSES"
IN THE CITY OF COVINA
COUNTY OF LOS ANGELES, CALIFORNIA
DATE: 07/05/17

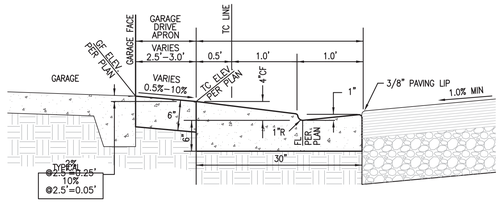
SHEET: 1 OF 3

PMCD-204-002

TENTATIVE TRACT MAP NO. 73661

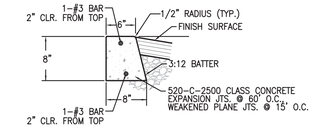
IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA





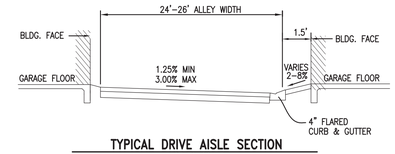
4" CF P.C.C. ROLLED CURB AND GUTTER/GARAGE APRON

NOT TO SCALE



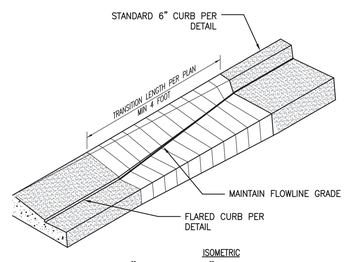
0" CURB DETAIL

NOT TO SCALE



TYPICAL DRIVE AISLE SECTION

NOT TO SCALE



ISOMETRIC

6" CURB TO 4" CURB TRANSITION

NOT TO SCALE

REVISIONS

NO.	DATE	DESCRIPTION	BY

SITE A

TENTATIVE TRACT MAP NO. 73661

"FOR CONDOMINIUM PURPOSES"

IN THE CITY OF COVINA

COUNTY OF LOS ANGELES, CALIFORNIA

DATE: 07/05/17

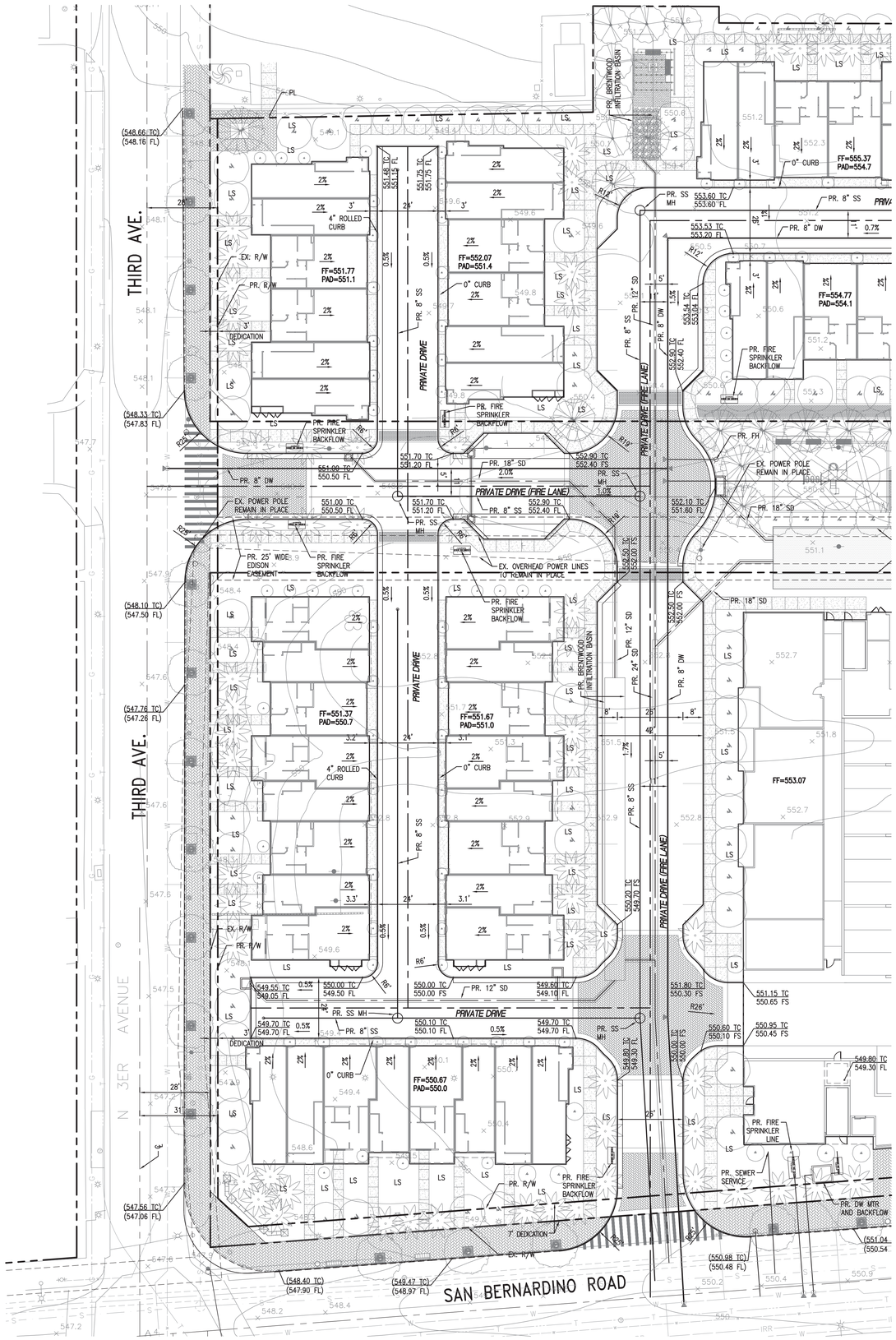
SHEET: 2 OF 3

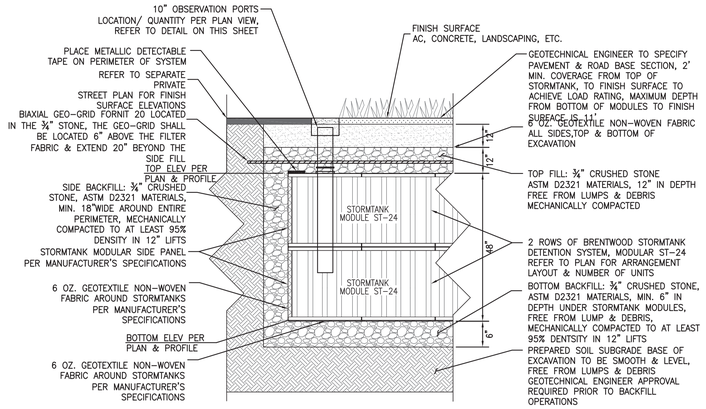
PROJ. 204-002

DWG: P:\204-002\dwg\Sheets\TTM\LOT A\TTM-SEC-3.dwg BY: anonymous Nov 20, 2017 - 11:48:48a.m.

TENTATIVE TRACT MAP NO. 73661

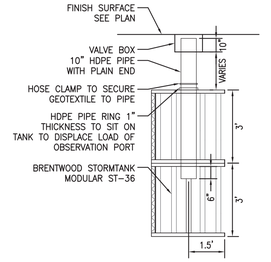
IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA





BRENTWOOD UNDERGROUND STORAGE SYSTEM

NOT TO SCALE



TYPICAL BRENTWOOD STORMTANK 10" OBSERVATION PORT DETAIL

NOTE:
MANUFACTURER TECHNICIAN PRESENT ONSITE DURING ENTIRE BRENTWOOD STORMTANK INSTALLATION. CERTIFICATION BY TECHNICIAN OF INSTALLATION REQUIRED.

SOIL SUBGRADE BASE SHALL BE INSPECTED, TESTED AND CERTIFIED BY PROJECT'S GEOTECHNICAL ENGINEER PRIOR TO BACKFILL.

1" = 20'

0 10 20 40

REVISIONS

NO.	DATE	DESCRIPTION	BY

SITE A

TENTATIVE TRACT MAP NO. 73661

"FOR CONDOMINIUM PURPOSES"

IN THE CITY OF COVINA

COUNTY OF LOS ANGELES, CALIFORNIA

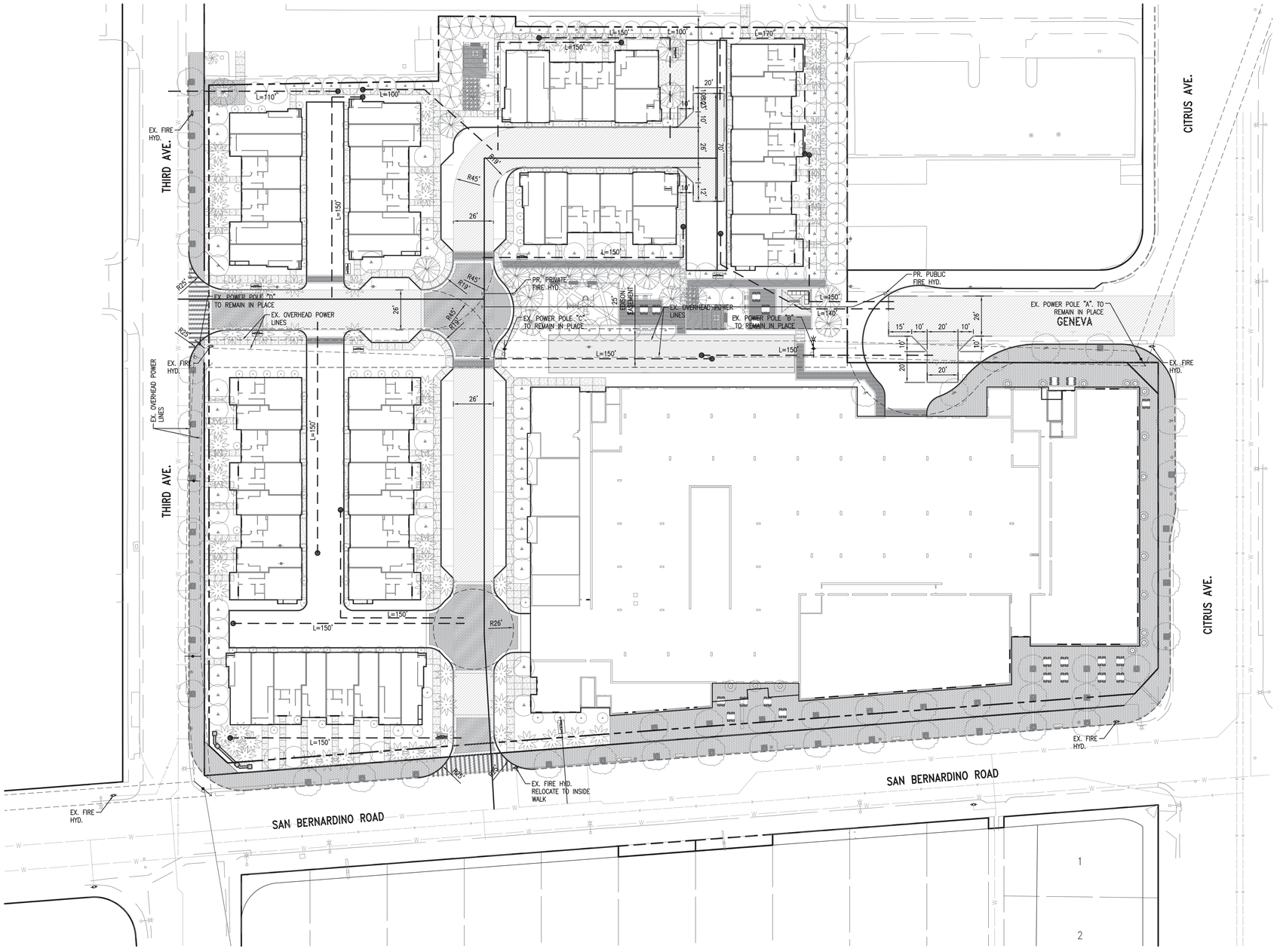
DATE: 07/05/17

SHEET: 3 OF 3

PROJ: 204-002 DWG: P:\204-002\dwg\Sheets\TTMAP.dgn BY: anonymous Nov 10, 2017 - 11:49:33am

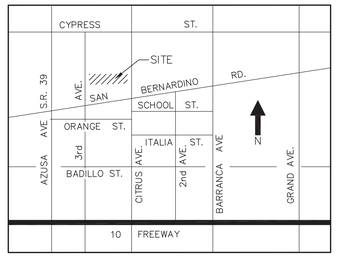
FIRE ACCESS AND HYDRANT LOCATION PLAN

TRACT NO. 73661, CITY OF COVINA
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



1" = 30'

0 15 30 60



THOMAS BROTHERS GUIDE PAGE 599 GRID B5

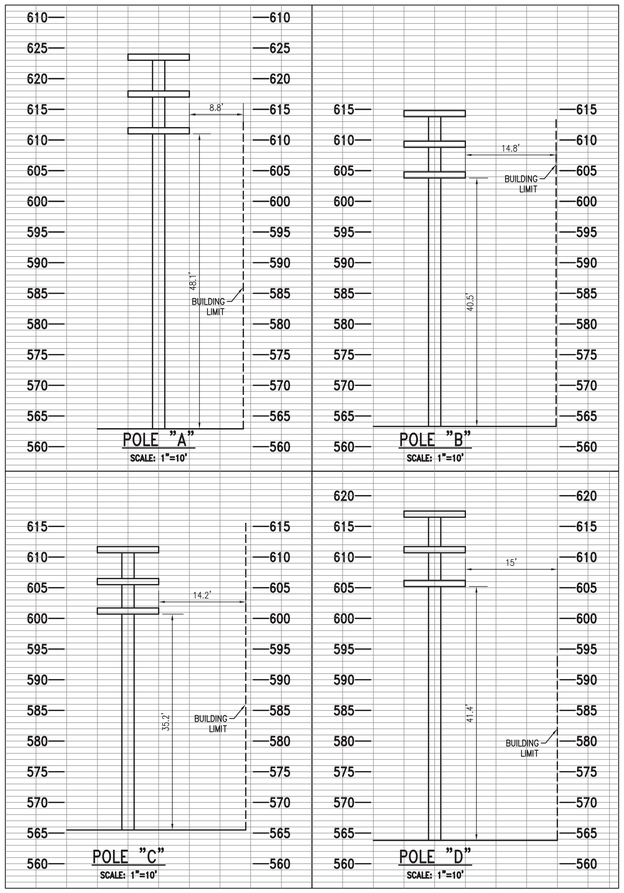
VICINITY MAP
N.T.S.

ABBREVIATIONS AND LEGEND

BLDG	BUILDING
CL	CENTERLINE
EX.	EXISTING
FH	FIRE HYDRANT
GPM	GALLONS PER MINUTE
MAX.	MAXIMUM
MIN.	MINIMUM
℄	PROPERTY LINE
PR.	PROPOSED
R/W	RIGHT OF WAY
R	RADIUS
TYP.	TYPICAL
- - -	HOSE PULL
	PROPOSED FIRE TRUCK ACCESS
	FIRE HYDRANT
2	BUILDING NUMBER



TURNING RADIUS
NTS



PLAN PREPARED BY:
MFKessler
Civil Engineering, Land Planning, Surveying
ONE VENTURE, STE 100
IRVINE, CA 92618
(949) 339-5330

PLAN PREPARED FOR / OWNER:
BENTLY REAL ESTATE
100 N. BARRANCA, STE 900
WEST COVINA, CA 91791

CITY OF COVINA

FIRE ACCESS AND HYDRANT LOCATION PLAN
TRACT 73661
SAN BERNARDINO ROAD AND STIRUS AVE.

SHEET 1 OF 1

DWG: P:\1034-002\dwg\Sheets\Exhibit-FIRE-01.dwg BY: snonnenbach Jul 14, 2017 - 2:57:07pm
PROJ: 1443S-001

Appendix B

AQ-GHG Energy Modeling Data

Covina Hassen Site A

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	409.00	Space	1.27	163,600.00	0
Other Asphalt Surfaces	38.00	1000sqft	0.30	38,000.00	0
Parking Lot	36.00	Space	0.11	14,400.00	0
High Turnover (Sit Down Restaurant)	3.80	1000sqft	0.03	3,800.00	0
Condo/Townhouse	161.00	Dwelling Unit	3.48	161,000.00	460
Regional Shopping Center	13.50	1000sqft	0.11	13,500.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2021
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	636.97	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 Intensity factor conservatively adjusted for 2016 SCE Power Content Label assuming 28% renewables (636.97 lb/MWh).

Land Use - CalEEMod default lot acreage scaled to match total site acreage of 5.3 acres

Construction Phase - Per applicant-provided schedule assumptions

Off-road Equipment - Per applicant-provided equipment schedule

Off-road Equipment - Per applicant-provided equipment schedule

Off-road Equipment - Per applicant-provided equipment schedule

Off-road Equipment -

Off-road Equipment - Per applicant-provided equipment schedule

Off-road Equipment - Per applicant-provided equipment schedule

Off-road Equipment - Per applicant-provided equipment schedule

Trips and VMT - Per applicant-provided information

Demolition - Per applicant-provided information and based on existing build structures

Grading - Per applicant-provided material export information

Architectural Coating -

Vehicle Trips -

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - No woodstoves. No fireplaces.

Consumer Products -

Area Coating -

Landscape Equipment -

Energy Use -

Water And Wastewater - Assumed 100% Aerobic.

Solid Waste -

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Waste Mitigation -

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps - Per applicant-provided information

Covina Hassen Site A - Los Angeles-South Coast County, Annual

Stationary Sources - Emergency Generators and Fire Pumps EF -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	20.00	44.00
tblConstructionPhase	NumDays	10.00	44.00
tblConstructionPhase	NumDays	230.00	109.00
tblConstructionPhase	NumDays	230.00	327.00
tblConstructionPhase	NumDays	20.00	45.00
tblConstructionPhase	NumDays	20.00	174.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	136.85	0.00
tblFireplaces	NumberNoFireplace	16.10	0.00
tblFireplaces	NumberWood	8.05	0.00
tblGrading	AcresOfGrading	22.00	5.30
tblGrading	MaterialExported	0.00	9,850.00
tblLandUse	LotAcreage	3.68	1.27
tblLandUse	LotAcreage	0.87	0.30
tblLandUse	LotAcreage	0.32	0.11
tblLandUse	LotAcreage	0.09	0.03
tblLandUse	LotAcreage	10.06	3.48
tblLandUse	LotAcreage	0.31	0.11
tblOffRoadEquipment	HorsePower	97.00	158.00
tblOffRoadEquipment	HorsePower	78.00	231.00
tblOffRoadEquipment	LoadFactor	0.37	0.38

tblOffRoadEquipment	LoadFactor	0.50	0.29
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	PhaseName		Site Preparation and Grading
tblOffRoadEquipment	PhaseName		Site Preparation and Grading
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CO2IntensityFactor	702.44	636.97
tblTripsAndVMT	HaulingTripNumber	1,231.00	616.00
tblTripsAndVMT	VendorTripNumber	55.00	0.00
tblTripsAndVMT	VendorTripNumber	55.00	20.00
tblTripsAndVMT	VendorTripNumber	0.00	12.00
tblTripsAndVMT	VendorTripNumber	0.00	4.00

tblTripsAndVMT	WorkerTripNumber	8.00	20.00
tblTripsAndVMT	WorkerTripNumber	20.00	24.00
tblTripsAndVMT	WorkerTripNumber	213.00	12.00
tblTripsAndVMT	WorkerTripNumber	213.00	50.00
tblTripsAndVMT	WorkerTripNumber	10.00	16.00
tblTripsAndVMT	WorkerTripNumber	43.00	16.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWoodstoves	NumberCatalytic	8.05	0.00
tblWoodstoves	NumberNoncatalytic	8.05	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00

tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	0.1267	1.4166	0.7570	1.7200e-003	0.3170	0.0628	0.3798	0.1532	0.0578	0.2110	0.0000	157.3568	157.3568	0.0380	0.0000	158.3064
2020	1.0953	6.0995	5.1907	0.0101	0.1256	0.3077	0.4332	0.0349	0.2944	0.3293	0.0000	879.8723	879.8723	0.1556	0.0000	883.7614
2021	0.3761	1.1980	1.1734	2.3100e-003	0.0284	0.0579	0.0864	7.6600e-003	0.0561	0.0637	0.0000	199.6348	199.6348	0.0285	0.0000	200.3463
Maximum	**1.0953**	**6.0995**	**5.1907**	**0.0101**	**0.3170**	**0.3077**	**0.4332**	**0.1532**	**0.2944**	**0.3293**	**0.0000**	**879.8723**	**879.8723**	**0.1556**	**0.0000**	**883.7614**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	0.1267	1.4165	0.7570	1.7200e-003	0.1350	0.0628	0.1978	0.0628	0.0578	0.1206	0.0000	157.3567	157.3567	0.0380	0.0000	158.3063
2020	1.0953	6.0995	5.1907	0.0101	0.1198	0.3077	0.4275	0.0327	0.2944	0.3270	0.0000	879.8715	879.8715	0.1556	0.0000	883.7606
2021	0.3761	1.1980	1.1734	2.3100e-003	0.0284	0.0579	0.0864	7.6600e-003	0.0561	0.0637	0.0000	199.6346	199.6346	0.0285	0.0000	200.3462
Maximum	**1.0953**	**6.0995**	**5.1907**	**0.0101**	**0.1350**	**0.3077**	**0.4275**	**0.0628**	**0.2944**	**0.3270**	**0.0000**	**879.8715**	**879.8715**	**0.1556**	**0.0000**	**883.7606**

Covina Hassen Site A - Los Angeles-South Coast County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**39.87**	**0.00**	**20.87**	**47.32**	**0.00**	**15.34**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**8-1-2019**	**10-31-2019**	0.4926	0.4926
2	**11-1-2019**	**1-31-2020**	1.7267	1.7267
3	**2-1-2020**	**4-30-2020**	1.8756	1.8756
4	**5-1-2020**	**7-31-2020**	1.7619	1.7619
5	**8-1-2020**	**10-31-2020**	1.7136	1.7136
6	**11-1-2020**	**1-31-2021**	1.6795	1.6795
7	**2-1-2021**	**4-30-2021**	1.0375	1.0375
		Highest	1.8756	1.8756

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.7707	0.0193	1.6704	9.0000e-005		9.2000e-003	9.2000e-003		9.2000e-003	9.2000e-003	0.0000	2.7246	2.7246	2.6600e-003	0.0000	2.7911
Energy	0.0198	0.1715	0.0912	1.0800e-003		0.0137	0.0137		0.0137	0.0137	0.0000	809.5571	809.5571	0.0317	9.3700e-003	813.1416
Mobile	0.5802	2.8735	7.2236	0.0240	1.8971	0.0207	1.9179	0.5086	0.0194	0.5279	0.0000	2,215.8299	2,215.8299	0.1223	0.0000	2,218.8876
Stationary	0.1106	8.5200e-003	0.2882	4.0000e-005		6.1000e-004	6.1000e-004		6.1000e-004	6.1000e-004	0.0000	6.4125	6.4125	0.0134	0.0000	6.7477
Waste						0.0000	0.0000		0.0000	0.0000	27.0912	0.0000	27.0912	1.6010	0.0000	67.1172
Water						0.0000	0.0000		0.0000	0.0000	4.4732	70.9964	75.4696	0.0186	0.0104	79.0334
Total	**1.4813**	**3.0728**	**9.2733**	**0.0252**	**1.8971**	**0.0442**	**1.9413**	**0.5086**	**0.0428**	**0.5514**	**31.5644**	**3,105.5204**	**3,137.0848**	**1.7898**	**0.0198**	**3,187.7187**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.7707	0.0193	1.6704	9.0000e-005		9.2000e-003	9.2000e-003		9.2000e-003	9.2000e-003	0.0000	2.7246	2.7246	2.6600e-003	0.0000	2.7911
Energy	0.0198	0.1715	0.0912	1.0800e-003		0.0137	0.0137		0.0137	0.0137	0.0000	688.2088	688.2088	0.0262	8.2300e-003	691.3145
Mobile	0.5550	2.7004	6.6048	0.0216	1.6903	0.0187	1.7091	0.4531	0.0175	0.4706	0.0000	1,990.9596	1,990.9596	0.1116	0.0000	1,993.7488
Stationary	0.1106	8.5200e-003	0.2882	4.0000e-005		6.1000e-004	6.1000e-004		6.1000e-004	6.1000e-004	0.0000	6.4125	6.4125	0.0134	0.0000	6.7477
Waste						0.0000	0.0000		0.0000	0.0000	13.5456	0.0000	13.5456	0.8005	0.0000	33.5586
Water						0.0000	0.0000		0.0000	0.0000	4.4732	70.9964	75.4696	0.0186	0.0104	79.0334
Total	**1.4560**	**2.8997**	**8.6546**	**0.0228**	**1.6903**	**0.0422**	**1.7325**	**0.4531**	**0.0409**	**0.4940**	**18.0188**	**2,759.3018**	**2,777.3206**	**0.9730**	**0.0186**	**2,807.1941**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**1.70**	**5.63**	**6.67**	**9.67**	**10.90**	**4.57**	**10.76**	**10.90**	**4.39**	**10.40**	**42.91**	**11.15**	**11.47**	**45.64**	**5.77**	**11.94**

3.0 Construction Detail

Construction Phase

Covina Hassen Site A - Los Angeles-South Coast County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	8/1/2019	10/1/2019	5	44	
2	Site Preparation and Grading	Site Preparation	11/1/2019	1/1/2020	5	44	
3	Trenching	Building Construction	1/1/2020	6/1/2020	5	109	
4	Building Construction	Building Construction	1/1/2020	4/1/2021	5	327	
5	Paving	Paving	6/1/2020	7/31/2020	5	45	
6	Architectural Coating	Architectural Coating	8/3/2020	4/1/2021	5	174	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 1.68

Residential Indoor: 326,025; Residential Outdoor: 108,675; Non-Residential Indoor: 25,950; Non-Residential Outdoor: 8,650; Striped Parking Area: 12,960 (Architectural Coating – sqft)

OffRoad Equipment

Covina Hassen Site A - Los Angeles-South Coast County, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	8.00	158	0.38
Site Preparation and Grading	Excavators	1	8.00	158	0.38
Site Preparation and Grading	Graders	1	8.00	187	0.41
Site Preparation and Grading	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation and Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Trenching	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Trenching	Trenchers	2	8.00	231	0.29
Building Construction	Air Compressors	2	8.00	78	0.48
Building Construction	Cranes	2	8.00	231	0.29
Building Construction	Forklifts	1	8.00	89	0.20
Building Construction	Generator Sets	2	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Paving	Surfacing Equipment	1	8.00	263	0.30
Architectural Coating	Aerial Lifts	1	8.00	63	0.31
Architectural Coating	Air Compressors	2	8.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	3	20.00	0.00	334.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation and Grading	8	24.00	0.00	616.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Trenching	5	12.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	12	50.00	20.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	4	16.00	12.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	3	16.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0361	0.0000	0.0361	5.4700e-003	0.0000	5.4700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0376	0.3954	0.2397	4.1000e-004		0.0195	0.0195		0.0179	0.0179	0.0000	37.0737	37.0737	0.0117	0.0000	37.3670
Total	**0.0376**	**0.3954**	**0.2397**	**4.1000e-004**	**0.0361**	**0.0195**	**0.0556**	**5.4700e-003**	**0.0179**	**0.0234**	**0.0000**	**37.0737**	**37.0737**	**0.0117**	**0.0000**	**37.3670**

3.2 Demolition - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.5900e-003	0.0529	0.0112	1.3000e-004	2.8700e-003	1.9000e-004	3.0600e-003	7.9000e-004	1.8000e-004	9.7000e-004	0.0000	13.0041	13.0041	9.2000e-004	0.0000	13.0270
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2000e-003	1.8400e-003	0.0200	5.0000e-005	4.8200e-003	4.0000e-005	4.8600e-003	1.2800e-003	4.0000e-005	1.3200e-003	0.0000	4.6348	4.6348	1.6000e-004	0.0000	4.6388
Total	**3.7900e-003**	**0.0547**	**0.0312**	**1.8000e-004**	**7.6900e-003**	**2.3000e-004**	**7.9200e-003**	**2.0700e-003**	**2.2000e-004**	**2.2900e-003**	**0.0000**	**17.6388**	**17.6388**	**1.0800e-003**	**0.0000**	**17.6657**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0141	0.0000	0.0141	2.1300e-003	0.0000	2.1300e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0376	0.3954	0.2397	4.1000e-004		0.0195	0.0195		0.0179	0.0179	0.0000	37.0737	37.0737	0.0117	0.0000	37.3669
Total	**0.0376**	**0.3954**	**0.2397**	**4.1000e-004**	**0.0141**	**0.0195**	**0.0336**	**2.1300e-003**	**0.0179**	**0.0201**	**0.0000**	**37.0737**	**37.0737**	**0.0117**	**0.0000**	**37.3669**

3.2 Demolition - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.5900e-003	0.0529	0.0112	1.3000e-004	2.8700e-003	1.9000e-004	3.0600e-003	7.9000e-004	1.8000e-004	9.7000e-004	0.0000	13.0041	13.0041	9.2000e-004	0.0000	13.0270
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2000e-003	1.8400e-003	0.0200	5.0000e-005	4.8200e-003	4.0000e-005	4.8600e-003	1.2800e-003	4.0000e-005	1.3200e-003	0.0000	4.6348	4.6348	1.6000e-004	0.0000	4.6388
Total	**3.7900e-003**	**0.0547**	**0.0312**	**1.8000e-004**	**7.6900e-003**	**2.3000e-004**	**7.9200e-003**	**2.0700e-003**	**2.2000e-004**	**2.2900e-003**	**0.0000**	**17.6388**	**17.6388**	**1.0800e-003**	**0.0000**	**17.6657**

3.3 Site Preparation and Grading - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2623	0.0000	0.2623	0.1427	0.0000	0.1427	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0799	0.8691	0.4424	8.2000e-004		0.0427	0.0427		0.0393	0.0393	0.0000	73.7705	73.7705	0.0233	0.0000	74.3540
Total	**0.0799**	**0.8691**	**0.4424**	**8.2000e-004**	**0.2623**	**0.0427**	**0.3050**	**0.1427**	**0.0393**	**0.1820**	**0.0000**	**73.7705**	**73.7705**	**0.0233**	**0.0000**	**74.3540**

3.3 Site Preparation and Grading - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.8600e-003	0.0953	0.0202	2.4000e-004	5.2600e-003	3.4000e-004	5.6000e-003	1.4400e-003	3.3000e-004	1.7700e-003	0.0000	23.4384	23.4384	1.6500e-003	0.0000	23.4798
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.5800e-003	2.1500e-003	0.0234	6.0000e-005	5.6500e-003	5.0000e-005	5.7000e-003	1.5000e-003	5.0000e-005	1.5500e-003	0.0000	5.4353	5.4353	1.9000e-004	0.0000	5.4400
Total	**5.4400e-003**	**0.0974**	**0.0437**	**3.0000e-004**	**0.0109**	**3.9000e-004**	**0.0113**	**2.9400e-003**	**3.8000e-004**	**3.3200e-003**	**0.0000**	**28.8738**	**28.8738**	**1.8400e-003**	**0.0000**	**28.9198**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1023	0.0000	0.1023	0.0557	0.0000	0.0557	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0799	0.8691	0.4424	8.2000e-004		0.0427	0.0427		0.0393	0.0393	0.0000	73.7704	73.7704	0.0233	0.0000	74.3539
Total	**0.0799**	**0.8691**	**0.4424**	**8.2000e-004**	**0.1023**	**0.0427**	**0.1450**	**0.0557**	**0.0393**	**0.0949**	**0.0000**	**73.7704**	**73.7704**	**0.0233**	**0.0000**	**74.3539**

3.3 Site Preparation and Grading - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.8600e-003	0.0953	0.0202	2.4000e-004	5.2600e-003	3.4000e-004	5.6000e-003	1.4400e-003	3.3000e-004	1.7700e-003	0.0000	23.4384	23.4384	1.6500e-003	0.0000	23.4798
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.5800e-003	2.1500e-003	0.0234	6.0000e-005	5.6500e-003	5.0000e-005	5.7000e-003	1.5000e-003	5.0000e-005	1.5500e-003	0.0000	5.4353	5.4353	1.9000e-004	0.0000	5.4400
Total	**5.4400e-003**	**0.0974**	**0.0437**	**3.0000e-004**	**0.0109**	**3.9000e-004**	**0.0113**	**2.9400e-003**	**3.8000e-004**	**3.3200e-003**	**0.0000**	**28.8738**	**28.8738**	**1.8400e-003**	**0.0000**	**28.9198**

3.3 Site Preparation and Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					9.3900e-003	0.0000	9.3900e-003	3.7000e-003	0.0000	3.7000e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.7500e-003	0.0189	0.0101	2.0000e-005		9.1000e-004	9.1000e-004		8.4000e-004	8.4000e-004	0.0000	1.6782	1.6782	5.4000e-004	0.0000	1.6918
Total	**1.7500e-003**	**0.0189**	**0.0101**	**2.0000e-005**	**9.3900e-003**	**9.1000e-004**	**0.0103**	**3.7000e-003**	**8.4000e-004**	**4.5400e-003**	**0.0000**	**1.6782**	**1.6782**	**5.4000e-004**	**0.0000**	**1.6918**

3.3 Site Preparation and Grading - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	6.0000e-005	2.0800e-003	4.6000e-004	1.0000e-005	4.0100e-003	1.0000e-005	4.0200e-003	9.9000e-004	1.0000e-005	9.9000e-004	0.0000	0.5396	0.5396	4.0000e-005	0.0000	0.5405
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	4.0000e-005	4.9000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	3.0000e-005	0.0000	4.0000e-005	0.0000	0.1226	0.1226	0.0000	0.0000	0.1227
Total	**1.2000e-004**	**2.1200e-003**	**9.5000e-004**	**1.0000e-005**	**4.1400e-003**	**1.0000e-005**	**4.1500e-003**	**1.0200e-003**	**1.0000e-005**	**1.0300e-003**	**0.0000**	**0.6621**	**0.6621**	**4.0000e-005**	**0.0000**	**0.6632**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					3.6600e-003	0.0000	3.6600e-003	1.4400e-003	0.0000	1.4400e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.7500e-003	0.0189	0.0101	2.0000e-005		9.1000e-004	9.1000e-004		8.4000e-004	8.4000e-004	0.0000	1.6782	1.6782	5.4000e-004	0.0000	1.6918
Total	**1.7500e-003**	**0.0189**	**0.0101**	**2.0000e-005**	**3.6600e-003**	**9.1000e-004**	**4.5700e-003**	**1.4400e-003**	**8.4000e-004**	**2.2800e-003**	**0.0000**	**1.6782**	**1.6782**	**5.4000e-004**	**0.0000**	**1.6918**

3.3 Site Preparation and Grading - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	6.0000e-005	2.0800e-003	4.6000e-004	1.0000e-005	4.0100e-003	1.0000e-005	4.0200e-003	9.9000e-004	1.0000e-005	9.9000e-004	0.0000	0.5396	0.5396	4.0000e-005	0.0000	0.5405
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	4.0000e-005	4.9000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	3.0000e-005	0.0000	4.0000e-005	0.0000	0.1226	0.1226	0.0000	0.0000	0.1227
Total	**1.2000e-004**	**2.1200e-003**	**9.5000e-004**	**1.0000e-005**	**4.1400e-003**	**1.0000e-005**	**4.1500e-003**	**1.0200e-003**	**1.0000e-005**	**1.0300e-003**	**0.0000**	**0.6621**	**0.6621**	**4.0000e-005**	**0.0000**	**0.6632**

3.4 Trenching - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0847	0.9635	0.6012	1.1400e-003		0.0469	0.0469		0.0431	0.0431	0.0000	99.9418	99.9418	0.0323	0.0000	100.7499
Total	**0.0847**	**0.9635**	**0.6012**	**1.1400e-003**		**0.0469**	**0.0469**		**0.0431**	**0.0431**	**0.0000**	**99.9418**	**99.9418**	**0.0323**	**0.0000**	**100.7499**

3.4 Trenching - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0200e-003	2.4300e-003	0.0269	7.0000e-005	7.1700e-003	6.0000e-005	7.2300e-003	1.9000e-003	6.0000e-005	1.9600e-003	0.0000	6.6796	6.6796	2.1000e-004	0.0000	6.6849
Total	**3.0200e-003**	**2.4300e-003**	**0.0269**	**7.0000e-005**	**7.1700e-003**	**6.0000e-005**	**7.2300e-003**	**1.9000e-003**	**6.0000e-005**	**1.9600e-003**	**0.0000**	**6.6796**	**6.6796**	**2.1000e-004**	**0.0000**	**6.6849**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0847	0.9635	0.6012	1.1400e-003		0.0469	0.0469		0.0431	0.0431	0.0000	99.9417	99.9417	0.0323	0.0000	100.7497
Total	**0.0847**	**0.9635**	**0.6012**	**1.1400e-003**		**0.0469**	**0.0469**		**0.0431**	**0.0431**	**0.0000**	**99.9417**	**99.9417**	**0.0323**	**0.0000**	**100.7497**

3.4 Trenching - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0200e-003	2.4300e-003	0.0269	7.0000e-005	7.1700e-003	6.0000e-005	7.2300e-003	1.9000e-003	6.0000e-005	1.9600e-003	0.0000	6.6796	6.6796	2.1000e-004	0.0000	6.6849
Total	**3.0200e-003**	**2.4300e-003**	**0.0269**	**7.0000e-005**	**7.1700e-003**	**6.0000e-005**	**7.2300e-003**	**1.9000e-003**	**6.0000e-005**	**1.9600e-003**	**0.0000**	**6.6796**	**6.6796**	**2.1000e-004**	**0.0000**	**6.6849**

3.5 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.5161	4.2513	3.6112	6.2900e-003		0.2301	0.2301		0.2216	0.2216	0.0000	533.1427	533.1427	0.0979	0.0000	535.5913
Total	**0.5161**	**4.2513**	**3.6112**	**6.2900e-003**		**0.2301**	**0.2301**		**0.2216**	**0.2216**	**0.0000**	**533.1427**	**533.1427**	**0.0979**	**0.0000**	**535.5913**

3.5 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.5000e-003	0.2839	0.0769	6.7000e-004	0.0165	1.3200e-003	0.0178	4.7600e-003	1.2600e-003	6.0300e-003	0.0000	65.0877	65.0877	4.1400e-003	0.0000	65.1911
Worker	0.0302	0.0244	0.2696	7.4000e-004	0.0718	6.1000e-004	0.0724	0.0191	5.6000e-004	0.0196	0.0000	66.8985	66.8985	2.1100e-003	0.0000	66.9512
Total	**0.0397**	**0.3083**	**0.3465**	**1.4100e-003**	**0.0883**	**1.9300e-003**	**0.0902**	**0.0238**	**1.8200e-003**	**0.0257**	**0.0000**	**131.9861**	**131.9861**	**6.2500e-003**	**0.0000**	**132.1422**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.5161	4.2512	3.6112	6.2900e-003		0.2301	0.2301		0.2216	0.2216	0.0000	533.1421	533.1421	0.0979	0.0000	535.5907
Total	**0.5161**	**4.2512**	**3.6112**	**6.2900e-003**		**0.2301**	**0.2301**		**0.2216**	**0.2216**	**0.0000**	**533.1421**	**533.1421**	**0.0979**	**0.0000**	**535.5907**

3.5 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.5000e-003	0.2839	0.0769	6.7000e-004	0.0165	1.3200e-003	0.0178	4.7600e-003	1.2600e-003	6.0300e-003	0.0000	65.0877	65.0877	4.1400e-003	0.0000	65.1911
Worker	0.0302	0.0244	0.2696	7.4000e-004	0.0718	6.1000e-004	0.0724	0.0191	5.6000e-004	0.0196	0.0000	66.8985	66.8985	2.1100e-003	0.0000	66.9512
Total	**0.0397**	**0.3083**	**0.3465**	**1.4100e-003**	**0.0883**	**1.9300e-003**	**0.0902**	**0.0238**	**1.8200e-003**	**0.0257**	**0.0000**	**131.9861**	**131.9861**	**6.2500e-003**	**0.0000**	**132.1422**

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1149	0.9620	0.8784	1.5600e-003		0.0491	0.0491		0.0472	0.0472	0.0000	132.2730	132.2730	0.0236	0.0000	132.8627
Total	**0.1149**	**0.9620**	**0.8784**	**1.5600e-003**		**0.0491**	**0.0491**		**0.0472**	**0.0472**	**0.0000**	**132.2730**	**132.2730**	**0.0236**	**0.0000**	**132.8627**

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0200e-003	0.0642	0.0174	1.7000e-004	4.0900e-003	1.3000e-004	4.2300e-003	1.1800e-003	1.3000e-004	1.3100e-003	0.0000	16.0223	16.0223	9.8000e-004	0.0000	16.0469
Worker	6.9900e-003	5.4400e-003	0.0615	1.8000e-004	0.0178	1.5000e-004	0.0180	4.7300e-003	1.4000e-004	4.8600e-003	0.0000	16.0699	16.0699	4.7000e-004	0.0000	16.0817
Total	**9.0100e-003**	**0.0696**	**0.0788**	**3.5000e-004**	**0.0219**	**2.8000e-004**	**0.0222**	**5.9100e-003**	**2.7000e-004**	**6.1700e-003**	**0.0000**	**32.0922**	**32.0922**	**1.4500e-003**	**0.0000**	**32.1286**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1149	0.9620	0.8784	1.5600e-003		0.0491	0.0491		0.0472	0.0472	0.0000	132.2728	132.2728	0.0236	0.0000	132.8626
Total	**0.1149**	**0.9620**	**0.8784**	**1.5600e-003**		**0.0491**	**0.0491**		**0.0472**	**0.0472**	**0.0000**	**132.2728**	**132.2728**	**0.0236**	**0.0000**	**132.8626**

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0200e-003	0.0642	0.0174	1.7000e-004	4.0900e-003	1.3000e-004	4.2300e-003	1.1800e-003	1.3000e-004	1.3100e-003	0.0000	16.0223	16.0223	9.8000e-004	0.0000	16.0469
Worker	6.9900e-003	5.4400e-003	0.0615	1.8000e-004	0.0178	1.5000e-004	0.0180	4.7300e-003	1.4000e-004	4.8600e-003	0.0000	16.0699	16.0699	4.7000e-004	0.0000	16.0817
Total	**9.0100e-003**	**0.0696**	**0.0788**	**3.5000e-004**	**0.0219**	**2.8000e-004**	**0.0222**	**5.9100e-003**	**2.7000e-004**	**6.1700e-003**	**0.0000**	**32.0922**	**32.0922**	**1.4500e-003**	**0.0000**	**32.1286**

3.6 Paving - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0198	0.2158	0.2030	4.1000e-004		0.0106	0.0106		9.7200e-003	9.7200e-003	0.0000	35.9280	35.9280	0.0116	0.0000	36.2185
Paving	5.4000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0204**	**0.2158**	**0.2030**	**4.1000e-004**		**0.0106**	**0.0106**		**9.7200e-003**	**9.7200e-003**	**0.0000**	**35.9280**	**35.9280**	**0.0116**	**0.0000**	**36.2185**

3.6 Paving - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.8000e-004	0.0293	7.9200e-003	7.0000e-005	1.7000e-003	1.4000e-004	1.8400e-003	4.9000e-004	1.3000e-004	6.2000e-004	0.0000	6.7075	6.7075	4.3000e-004	0.0000	6.7182
Worker	1.6600e-003	1.3400e-003	0.0148	4.0000e-005	3.9400e-003	3.0000e-005	3.9800e-003	1.0500e-003	3.0000e-005	1.0800e-003	0.0000	3.6769	3.6769	1.2000e-004	0.0000	3.6798
Total	**2.6400e-003**	**0.0306**	**0.0227**	**1.1000e-004**	**5.6400e-003**	**1.7000e-004**	**5.8200e-003**	**1.5400e-003**	**1.6000e-004**	**1.7000e-003**	**0.0000**	**10.3844**	**10.3844**	**5.5000e-004**	**0.0000**	**10.3979**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0198	0.2158	0.2030	4.1000e-004		0.0106	0.0106		9.7200e-003	9.7200e-003	0.0000	35.9280	35.9280	0.0116	0.0000	36.2185
Paving	5.4000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0204**	**0.2158**	**0.2030**	**4.1000e-004**		**0.0106**	**0.0106**		**9.7200e-003**	**9.7200e-003**	**0.0000**	**35.9280**	**35.9280**	**0.0116**	**0.0000**	**36.2185**

3.6 Paving - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.8000e-004	0.0293	7.9200e-003	7.0000e-005	1.7000e-003	1.4000e-004	1.8400e-003	4.9000e-004	1.3000e-004	6.2000e-004	0.0000	6.7075	6.7075	4.3000e-004	0.0000	6.7182
Worker	1.6600e-003	1.3400e-003	0.0148	4.0000e-005	3.9400e-003	3.0000e-005	3.9800e-003	1.0500e-003	3.0000e-005	1.0800e-003	0.0000	3.6769	3.6769	1.2000e-004	0.0000	3.6798
Total	**2.6400e-003**	**0.0306**	**0.0227**	**1.1000e-004**	**5.6400e-003**	**1.7000e-004**	**5.8200e-003**	**1.5400e-003**	**1.6000e-004**	**1.7000e-003**	**0.0000**	**10.3844**	**10.3844**	**5.5000e-004**	**0.0000**	**10.3979**

3.7 Architectural Coating - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.3846					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0374	0.2798	0.3258	5.2000e-004		0.0169	0.0169		0.0168	0.0168	0.0000	45.1475	45.1475	5.4700e-003	0.0000	45.2843
Total	**0.4219**	**0.2798**	**0.3258**	**5.2000e-004**		**0.0169**	**0.0169**		**0.0168**	**0.0168**	**0.0000**	**45.1475**	**45.1475**	**5.4700e-003**	**0.0000**	**45.2843**

3.7 Architectural Coating - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.9000e-004	0.0236	6.3900e-003	6.0000e-005	1.3700e-003	1.1000e-004	1.4800e-003	4.0000e-004	1.1000e-004	5.0000e-004	0.0000	5.4157	5.4157	3.4000e-004	0.0000	5.4243
Worker	4.0300e-003	3.2500e-003	0.0359	1.0000e-004	9.5600e-003	8.0000e-005	9.6400e-003	2.5400e-003	8.0000e-005	2.6100e-003	0.0000	8.9062	8.9062	2.8000e-004	0.0000	8.9132
Total	**4.8200e-003**	**0.0269**	**0.0423**	**1.6000e-004**	**0.0109**	**1.9000e-004**	**0.0111**	**2.9400e-003**	**1.9000e-004**	**3.1100e-003**	**0.0000**	**14.3219**	**14.3219**	**6.2000e-004**	**0.0000**	**14.3375**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.3846					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0374	0.2798	0.3258	5.2000e-004		0.0169	0.0169		0.0168	0.0168	0.0000	45.1474	45.1474	5.4700e-003	0.0000	45.2843
Total	**0.4219**	**0.2798**	**0.3258**	**5.2000e-004**		**0.0169**	**0.0169**		**0.0168**	**0.0168**	**0.0000**	**45.1474**	**45.1474**	**5.4700e-003**	**0.0000**	**45.2843**

3.7 Architectural Coating - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.9000e-004	0.0236	6.3900e-003	6.0000e-005	1.3700e-003	1.1000e-004	1.4800e-003	4.0000e-004	1.1000e-004	5.0000e-004	0.0000	5.4157	5.4157	3.4000e-004	0.0000	5.4243
Worker	4.0300e-003	3.2500e-003	0.0359	1.0000e-004	9.5600e-003	8.0000e-005	9.6400e-003	2.5400e-003	8.0000e-005	2.6100e-003	0.0000	8.9062	8.9062	2.8000e-004	0.0000	8.9132
Total	**4.8200e-003**	**0.0269**	**0.0423**	**1.6000e-004**	**0.0109**	**1.9000e-004**	**0.0111**	**2.9400e-003**	**1.9000e-004**	**3.1100e-003**	**0.0000**	**14.3219**	**14.3219**	**6.2000e-004**	**0.0000**	**14.3375**

3.7 Architectural Coating - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2293					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0202	0.1519	0.1931	3.1000e-004		8.5300e-003	8.5300e-003		8.5000e-003	8.5000e-003	0.0000	26.9228	26.9228	3.0700e-003	0.0000	26.9995
Total	**0.2495**	**0.1519**	**0.1931**	**3.1000e-004**		**8.5300e-003**	**8.5300e-003**		**8.5000e-003**	**8.5000e-003**	**0.0000**	**26.9228**	**26.9228**	**3.0700e-003**	**0.0000**	**26.9995**

3.7 Architectural Coating - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.0000e-004	0.0128	3.4800e-003	3.0000e-005	8.2000e-004	3.0000e-005	8.5000e-004	2.4000e-004	3.0000e-005	2.6000e-004	0.0000	3.2045	3.2045	2.0000e-004	0.0000	3.2094
Worker	2.2400e-003	1.7400e-003	0.0197	6.0000e-005	5.7000e-003	5.0000e-005	5.7500e-003	1.5100e-003	4.0000e-005	1.5600e-003	0.0000	5.1424	5.1424	1.5000e-004	0.0000	5.1462
Total	**2.6400e-003**	**0.0146**	**0.0231**	**9.0000e-005**	**6.5200e-003**	**8.0000e-005**	**6.6000e-003**	**1.7500e-003**	**7.0000e-005**	**1.8200e-003**	**0.0000**	**8.3468**	**8.3468**	**3.5000e-004**	**0.0000**	**8.3555**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2293					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0202	0.1519	0.1931	3.1000e-004		8.5300e-003	8.5300e-003		8.5000e-003	8.5000e-003	0.0000	26.9228	26.9228	3.0700e-003	0.0000	26.9995
Total	**0.2495**	**0.1519**	**0.1931**	**3.1000e-004**		**8.5300e-003**	**8.5300e-003**		**8.5000e-003**	**8.5000e-003**	**0.0000**	**26.9228**	**26.9228**	**3.0700e-003**	**0.0000**	**26.9995**

3.7 Architectural Coating - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.0000e-004	0.0128	3.4800e-003	3.0000e-005	8.2000e-004	3.0000e-005	8.5000e-004	2.4000e-004	3.0000e-005	2.6000e-004	0.0000	3.2045	3.2045	2.0000e-004	0.0000	3.2094
Worker	2.2400e-003	1.7400e-003	0.0197	6.0000e-005	5.7000e-003	5.0000e-005	5.7500e-003	1.5100e-003	4.0000e-005	1.5600e-003	0.0000	5.1424	5.1424	1.5000e-004	0.0000	5.1462
Total	**2.6400e-003**	**0.0146**	**0.0231**	**9.0000e-005**	**6.5200e-003**	**8.0000e-005**	**6.6000e-003**	**1.7500e-003**	**7.0000e-005**	**1.8200e-003**	**0.0000**	**8.3468**	**8.3468**	**3.5000e-004**	**0.0000**	**8.3555**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.5550	2.7004	6.6048	0.0216	1.6903	0.0187	1.7091	0.4531	0.0175	0.4706	0.0000	1,990.9596	1,990.9596	0.1116	0.0000	1,993.7488
Unmitigated	0.5802	2.8735	7.2236	0.0240	1.8971	0.0207	1.9179	0.5086	0.0194	0.5279	0.0000	2,215.8299	2,215.8299	0.1223	0.0000	2,218.8876

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	935.41	912.87	779.24	3,109,198	2,770,296
Enclosed Parking with Elevator	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	483.17	601.81	500.99	685,046	610,376
Other Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Regional Shopping Center	576.45	674.60	340.74	1,204,267	1,073,002
Total	1,995.03	2,189.27	1,620.97	4,998,511	4,453,673

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891
Enclosed Parking with Elevator	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891
High Turnover (Sit Down Restaurant)	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891
Other Asphalt Surfaces	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891
Parking Lot	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891
Regional Shopping Center	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Kilowatt Hours of Renewable Electricity Generated

Covina Hassen Site A - Los Angeles-South Coast County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	492.6595	492.6595	0.0224	4.6400e-003	494.6032
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	614.0079	614.0079	0.0280	5.7800e-003	616.4303
NaturalGas Mitigated	0.0198	0.1715	0.0912	1.0800e-003		0.0137	0.0137		0.0137	0.0137	0.0000	195.5492	195.5492	3.7500e-003	3.5900e-003	196.7113
NaturalGas Unmitigated	0.0198	0.1715	0.0912	1.0800e-003		0.0137	0.0137		0.0137	0.0137	0.0000	195.5492	195.5492	3.7500e-003	3.5900e-003	196.7113

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse	2.76543e+006	0.0149	0.1274	0.0542	8.1000e-004		0.0103	0.0103		0.0103	0.0103	0.0000	147.5737	147.5737	2.8300e-003	2.7100e-003	148.4506
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	876888	4.7300e-003	0.0430	0.0361	2.6000e-004		3.2700e-003	3.2700e-003		3.2700e-003	3.2700e-003	0.0000	46.7941	46.7941	9.0000e-004	8.6000e-004	47.0722
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	22140	1.2000e-004	1.0900e-003	9.1000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005	0.0000	1.1815	1.1815	2.0000e-005	2.0000e-005	1.1885
Total		**0.0198**	**0.1715**	**0.0912**	**1.0800e-003**		**0.0137**	**0.0137**		**0.0137**	**0.0137**	**0.0000**	**195.5492**	**195.5492**	**3.7500e-003**	**3.5900e-003**	**196.7113**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse	2.76543e+006	0.0149	0.1274	0.0542	8.1000e-004		0.0103	0.0103		0.0103	0.0103	0.0000	147.5737	147.5737	2.8300e-003	2.7100e-003	148.4506
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	876888	4.7300e-003	0.0430	0.0361	2.6000e-004		3.2700e-003	3.2700e-003		3.2700e-003	3.2700e-003	0.0000	46.7941	46.7941	9.0000e-004	8.6000e-004	47.0722
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	22140	1.2000e-004	1.0900e-003	9.1000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005	0.0000	1.1815	1.1815	2.0000e-005	2.0000e-005	1.1885
Total		**0.0198**	**0.1715**	**0.0912**	**1.0800e-003**		**0.0137**	**0.0137**		**0.0137**	**0.0137**	**0.0000**	**195.5492**	**195.5492**	**3.7500e-003**	**3.5900e-003**	**196.7113**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	811430	234.4423	0.0107	2.2100e-003	235.3672
Enclosed Parking with Elevator	958696	276.9910	0.0126	2.6100e-003	278.0838
High Turnover (Sit Down Restaurant)	167732	48.4619	2.2100e-003	4.6000e-004	48.6531
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	5040	1.4562	7.0000e-005	1.0000e-005	1.4619
Regional Shopping Center	182250	52.6565	2.4000e-003	5.0000e-004	52.8643
Total		**614.0079**	**0.0280**	**5.7900e-003**	**616.4303**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	741430	214.2176	9.7500e-003	2.0200e-003	215.0627
Enclosed Parking with Elevator	888696	256.7663	0.0117	2.4200e-003	257.7793
High Turnover (Sit Down Restaurant)	97732	28.2372	1.2900e-003	2.7000e-004	28.3486
Other Asphalt Surfaces	-70000	-20.2247	-0.0009	-0.0002	-20.3045
Parking Lot	-64960	-18.7686	-0.0009	-0.0002	-18.8426
Regional Shopping Center	112250	32.4318	1.4800e-003	3.1000e-004	32.5598
Total		**492.6595**	**0.0224**	**4.6500e-003**	**494.6032**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.7707	0.0193	1.6704	9.0000e-005		9.2000e-003	9.2000e-003		9.2000e-003	9.2000e-003	0.0000	2.7246	2.7246	2.6600e-003	0.0000	2.7911
Unmitigated	0.7707	0.0193	1.6704	9.0000e-005		9.2000e-003	9.2000e-003		9.2000e-003	9.2000e-003	0.0000	2.7246	2.7246	2.6600e-003	0.0000	2.7911

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0614					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.6583					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0510	0.0193	1.6704	9.0000e-005		9.2000e-003	9.2000e-003		9.2000e-003	9.2000e-003	0.0000	2.7246	2.7246	2.6600e-003	0.0000	2.7911
Total	**0.7707**	**0.0193**	**1.6704**	**9.0000e-005**		**9.2000e-003**	**9.2000e-003**		**9.2000e-003**	**9.2000e-003**	**0.0000**	**2.7246**	**2.7246**	**2.6600e-003**	**0.0000**	**2.7911**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0614					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.6583					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0510	0.0193	1.6704	9.0000e-005		9.2000e-003	9.2000e-003		9.2000e-003	9.2000e-003	0.0000	2.7246	2.7246	2.6600e-003	0.0000	2.7911
Total	**0.7707**	**0.0193**	**1.6704**	**9.0000e-005**		**9.2000e-003**	**9.2000e-003**		**9.2000e-003**	**9.2000e-003**	**0.0000**	**2.7246**	**2.7246**	**2.6600e-003**	**0.0000**	**2.7911**

7.0 Water Detail

7.1 Mitigation Measures Water

Covina Hassen Site A - Los Angeles-South Coast County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	75.4696	0.0186	0.0104	79.0334
Unmitigated	75.4696	0.0186	0.0104	79.0334

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	10.4898 / 6.61313	64.4027	0.0155	8.6400e-003	67.3666
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	1.15343 / 0.0736231	4.9837	1.6100e-003	9.3000e-004	5.3013
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	0.999979 / 0.61289	6.0832	1.4800e-003	8.2000e-004	6.3655
Total		**75.4696**	**0.0186**	**0.0104**	**79.0335**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	10.4898 / 6.61313	64.4027	0.0155	8.6400e-003	67.3666
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	1.15343 / 0.0736231	4.9837	1.6100e-003	9.3000e-004	5.3013
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	0.999979 / 0.61289	6.0832	1.4800e-003	8.2000e-004	6.3655
Total		**75.4696**	**0.0186**	**0.0104**	**79.0335**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	13.5456	0.8005	0.0000	33.5586
Unmitigated	27.0912	1.6010	0.0000	67.1172

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	74.06	15.0335	0.8885	0.0000	37.2449
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	45.22	9.1793	0.5425	0.0000	22.7412
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	14.18	2.8784	0.1701	0.0000	7.1311
Total		**27.0912**	**1.6011**	**0.0000**	**67.1172**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	37.03	7.5168	0.4442	0.0000	18.6224
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	22.61	4.5896	0.2712	0.0000	11.3706
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	7.09	1.4392	0.0851	0.0000	3.5656
Total		**13.5456**	**0.8005**	**0.0000**	**33.5586**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	1	50	503	0.73	CNG

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Emergency Generator - CNG (500 - 9999 HP)	0.1106	8.5200e-003	0.2882	4.0000e-005		6.1000e-004	6.1000e-004		6.1000e-004	6.1000e-004	0.0000	6.4125	6.4125	0.0134	0.0000	6.7477
Total	**0.1106**	**8.5200e-003**	**0.2882**	**4.0000e-005**		**6.1000e-004**	**6.1000e-004**		**6.1000e-004**	**6.1000e-004**	**0.0000**	**6.4125**	**6.4125**	**0.0134**	**0.0000**	**6.7477**

11.0 Vegetation

Covina Hassen Site A

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	409.00	Space	1.27	163,600.00	0
Other Asphalt Surfaces	38.00	1000sqft	0.30	38,000.00	0
Parking Lot	36.00	Space	0.11	14,400.00	0
High Turnover (Sit Down Restaurant)	3.80	1000sqft	0.03	3,800.00	0
Condo/Townhouse	161.00	Dwelling Unit	3.48	161,000.00	460
Regional Shopping Center	13.50	1000sqft	0.11	13,500.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2021
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	636.97	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 Intensity factor conservatively adjusted for 2016 SCE Power Content Label assuming 28% renewables (636.97 lb/MWh).

Land Use - CalEEMod default lot acreage scaled to match total site acreage of 5.3 acres

Construction Phase - Per applicant-provided schedule assumptions

Off-road Equipment - Per applicant-provided equipment schedule

Off-road Equipment - Per applicant-provided equipment schedule

Off-road Equipment - Per applicant-provided equipment schedule

Off-road Equipment -

Off-road Equipment - Per applicant-provided equipment schedule

Off-road Equipment - Per applicant-provided equipment schedule

Off-road Equipment - Per applicant-provided equipment schedule

Trips and VMT - Per applicant-provided information

Demolition - Per applicant-provided information and based on existing build structures

Grading - Per applicant-provided material export information

Architectural Coating -

Vehicle Trips -

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - No woodstoves. No fireplaces.

Consumer Products -

Area Coating -

Landscape Equipment -

Energy Use -

Water And Wastewater - Assumed 100% Aerobic.

Solid Waste -

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Waste Mitigation -

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps - Per applicant-provided information

Covina Hassen Site A - Los Angeles-South Coast County, Summer

Stationary Sources - Emergency Generators and Fire Pumps EF -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	20.00	44.00
tblConstructionPhase	NumDays	10.00	44.00
tblConstructionPhase	NumDays	230.00	109.00
tblConstructionPhase	NumDays	230.00	327.00
tblConstructionPhase	NumDays	20.00	45.00
tblConstructionPhase	NumDays	20.00	174.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	136.85	0.00
tblFireplaces	NumberNoFireplace	16.10	0.00
tblFireplaces	NumberWood	8.05	0.00
tblGrading	AcresOfGrading	22.00	5.30
tblGrading	MaterialExported	0.00	9,850.00
tblLandUse	LotAcreage	3.68	1.27
tblLandUse	LotAcreage	0.87	0.30
tblLandUse	LotAcreage	0.32	0.11
tblLandUse	LotAcreage	0.09	0.03
tblLandUse	LotAcreage	10.06	3.48
tblLandUse	LotAcreage	0.31	0.11
tblOffRoadEquipment	HorsePower	97.00	158.00
tblOffRoadEquipment	HorsePower	78.00	231.00
tblOffRoadEquipment	LoadFactor	0.37	0.38

tblOffRoadEquipment	LoadFactor	0.50	0.29
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	PhaseName		Site Preparation and Grading
tblOffRoadEquipment	PhaseName		Site Preparation and Grading
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CO2IntensityFactor	702.44	636.97
tblTripsAndVMT	HaulingTripNumber	1,231.00	616.00
tblTripsAndVMT	VendorTripNumber	55.00	0.00
tblTripsAndVMT	VendorTripNumber	55.00	20.00
tblTripsAndVMT	VendorTripNumber	0.00	12.00
tblTripsAndVMT	VendorTripNumber	0.00	4.00

tblTripsAndVMT	WorkerTripNumber	8.00	20.00
tblTripsAndVMT	WorkerTripNumber	20.00	24.00
tblTripsAndVMT	WorkerTripNumber	213.00	12.00
tblTripsAndVMT	WorkerTripNumber	213.00	50.00
tblTripsAndVMT	WorkerTripNumber	10.00	16.00
tblTripsAndVMT	WorkerTripNumber	43.00	16.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWoodstoves	NumberCatalytic	8.05	0.00
tblWoodstoves	NumberNoncatalytic	8.05	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00

tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	3.9665	44.7985	22.6489	0.0523	12.7146	2.0041	14.7187	6.7774	1.8444	8.6218	0.0000	5,283.6604	5,283.6604	1.2900	0.0000	5,315.9107
2020	12.0711	94.2843	63.9970	0.1335	21.4904	4.4756	25.9660	8.9506	4.1943	13.1449	0.0000	12,971.0882	12,971.0882	2.8218	0.0000	13,041.6324
2021	11.5699	36.7968	36.2351	0.0713	0.8914	1.7829	2.6742	0.2399	1.7252	1.9651	0.0000	6,810.7886	6,810.7886	0.9652	0.0000	6,834.9180
Maximum	**12.0711**	**94.2843**	**63.9970**	**0.1335**	**21.4904**	**4.4756**	**25.9660**	**8.9506**	**4.1943**	**13.1449**	**0.0000**	**12,971.0882**	**12,971.0882**	**2.8218**	**0.0000**	**13,041.6324**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	3.9665	44.7985	22.6489	0.0523	5.2743	2.0041	7.2784	2.7281	1.8444	4.5725	0.0000	5,283.6604	5,283.6604	1.2900	0.0000	5,315.9107
2020	12.0711	94.2843	63.9970	0.1335	14.0501	4.4756	18.5257	4.9013	4.1943	9.0956	0.0000	12,971.0882	12,971.0882	2.8218	0.0000	13,041.6324
2021	11.5699	36.7968	36.2351	0.0713	0.8914	1.7829	2.6742	0.2399	1.7252	1.9651	0.0000	6,810.7886	6,810.7886	0.9652	0.0000	6,834.9180
Maximum	**12.0711**	**94.2843**	**63.9970**	**0.1335**	**14.0501**	**4.4756**	**18.5257**	**4.9013**	**4.1943**	**9.0956**	**0.0000**	**12,971.0882**	**12,971.0882**	**2.8218**	**0.0000**	**13,041.6324**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**42.40**	**0.00**	**34.32**	**50.72**	**0.00**	**34.13**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.3514	0.1541	13.3629	7.1000e-004		0.0736	0.0736		0.0736	0.0736	0.0000	24.0264	24.0264	0.0235	0.0000	24.6131
Energy	0.1083	0.9397	0.5000	5.9100e-003		0.0748	0.0748		0.0748	0.0748		1,181.1295	1,181.1295	0.0226	0.0217	1,188.1483
Mobile	3.7516	16.8399	44.9537	0.1501	11.6435	0.1249	11.7684	3.1161	0.1166	3.2327		15,263.7506	15,263.7506	0.8186		15,284.2162
Stationary	4.4254	0.3409	11.5259	1.5400e-003		0.0244	0.0244		0.0244	0.0244		282.7411	282.7411	0.5912		297.5207
Total	**12.6366**	**18.2746**	**70.3424**	**0.1582**	**11.6435**	**0.2977**	**11.9412**	**3.1161**	**0.2894**	**3.4055**	**0.0000**	**16,751.6475**	**16,751.6475**	**1.4559**	**0.0217**	**16,794.4984**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.3514	0.1541	13.3629	7.1000e-004		0.0736	0.0736		0.0736	0.0736	0.0000	24.0264	24.0264	0.0235	0.0000	24.6131
Energy	0.1083	0.9397	0.5000	5.9100e-003		0.0748	0.0748		0.0748	0.0748		1,181.1295	1,181.1295	0.0226	0.0217	1,188.1483
Mobile	3.5970	15.8757	40.9557	0.1349	10.3744	0.1128	10.4871	2.7765	0.1052	2.8817		13,717.9852	13,717.9852	0.7458		13,736.6309
Stationary	4.4254	0.3409	11.5259	1.5400e-003		0.0244	0.0244		0.0244	0.0244		282.7411	282.7411	0.5912		297.5207
Total	**12.4821**	**17.3104**	**66.3444**	**0.1430**	**10.3744**	**0.2855**	**10.6599**	**2.7765**	**0.2780**	**3.0545**	**0.0000**	**15,205.8821**	**15,205.8821**	**1.3831**	**0.0217**	**15,246.9131**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**1.22**	**5.28**	**5.68**	**9.62**	**10.90**	**4.08**	**10.73**	**10.90**	**3.93**	**10.31**	**0.00**	**9.23**	**9.23**	**5.00**	**0.00**	**9.21**

3.0 Construction Detail

Construction Phase

Covina Hassen Site A - Los Angeles-South Coast County, Summer

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	8/1/2019	10/1/2019	5	44	
2	Site Preparation and Grading	Site Preparation	11/1/2019	1/1/2020	5	44	
3	Trenching	Building Construction	1/1/2020	6/1/2020	5	109	
4	Building Construction	Building Construction	1/1/2020	4/1/2021	5	327	
5	Paving	Paving	6/1/2020	7/31/2020	5	45	
6	Architectural Coating	Architectural Coating	8/3/2020	4/1/2021	5	174	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 1.68

Residential Indoor: 326,025; Residential Outdoor: 108,675; Non-Residential Indoor: 25,950; Non-Residential Outdoor: 8,650; Striped Parking Area: 12,960 (Architectural Coating – sqft)

OffRoad Equipment

Covina Hassen Site A - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	8.00	158	0.38
Site Preparation and Grading	Excavators	1	8.00	158	0.38
Site Preparation and Grading	Graders	1	8.00	187	0.41
Site Preparation and Grading	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation and Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Trenching	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Trenching	Trenchers	2	8.00	231	0.29
Building Construction	Air Compressors	2	8.00	78	0.48
Building Construction	Cranes	2	8.00	231	0.29
Building Construction	Forklifts	1	8.00	89	0.20
Building Construction	Generator Sets	2	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Paving	Surfacing Equipment	1	8.00	263	0.30
Architectural Coating	Aerial Lifts	1	8.00	63	0.31
Architectural Coating	Air Compressors	2	8.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	3	20.00	0.00	334.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation and Grading	8	24.00	0.00	616.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Trenching	5	12.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	12	50.00	20.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	4	16.00	12.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	3	16.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.6411	0.0000	1.6411	0.2485	0.0000	0.2485			0.0000			0.0000
Off-Road	1.7074	17.9708	10.8951	0.0188		0.8854	0.8854		0.8146	0.8146		1,857.5803	1,857.5803	0.5877		1,872.2733
Total	**1.7074**	**17.9708**	**10.8951**	**0.0188**	**1.6411**	**0.8854**	**2.5265**	**0.2485**	**0.8146**	**1.0631**		**1,857.5803**	**1,857.5803**	**0.5877**		**1,872.2733**

3.2 Demolition - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0713	2.3250	0.4957	6.0700e-003	0.1327	8.5300e-003	0.1413	0.0364	8.1600e-003	0.0445		656.2430	656.2430	0.0452		657.3729
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0999	0.0734	0.9643	2.4400e-003	0.2236	1.9300e-003	0.2255	0.0593	1.7800e-003	0.0611		242.5906	242.5906	8.3300e-003		242.7989
Total	**0.1712**	**2.3984**	**1.4600**	**8.5100e-003**	**0.3563**	**0.0105**	**0.3667**	**0.0957**	**9.9400e-003**	**0.1056**		**898.8336**	**898.8336**	**0.0535**		**900.1718**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6400	0.0000	0.6400	0.0969	0.0000	0.0969			0.0000			0.0000
Off-Road	1.7074	17.9708	10.8951	0.0188		0.8854	0.8854		0.8146	0.8146	0.0000	1,857.5803	1,857.5803	0.5877		1,872.2733
Total	**1.7074**	**17.9708**	**10.8951**	**0.0188**	**0.6400**	**0.8854**	**1.5254**	**0.0969**	**0.8146**	**0.9115**	**0.0000**	**1,857.5803**	**1,857.5803**	**0.5877**		**1,872.2733**

3.2 Demolition - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0713	2.3250	0.4957	6.0700e-003	0.1327	8.5300e-003	0.1413	0.0364	8.1600e-003	0.0445		656.2430	656.2430	0.0452		657.3729
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0999	0.0734	0.9643	2.4400e-003	0.2236	1.9300e-003	0.2255	0.0593	1.7800e-003	0.0611		242.5906	242.5906	8.3300e-003		242.7989
Total	**0.1712**	**2.3984**	**1.4600**	**8.5100e-003**	**0.3563**	**0.0105**	**0.3667**	**0.0957**	**9.9400e-003**	**0.1056**		**898.8336**	**898.8336**	**0.0535**		**900.1718**

3.3 Site Preparation and Grading - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					12.1972	0.0000	12.1972	6.6381	0.0000	6.6381			0.0000			0.0000
Off-Road	3.7151	40.4224	20.5775	0.0382		1.9861	1.9861		1.8272	1.8272		3,782.2353	3,782.2353	1.1967		3,812.1517
Total	**3.7151**	**40.4224**	**20.5775**	**0.0382**	**12.1972**	**1.9861**	**14.1833**	**6.6381**	**1.8272**	**8.4653**		**3,782.2353**	**3,782.2353**	**1.1967**		**3,812.1517**

3.3 Site Preparation and Grading - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1316	4.2880	0.9142	0.0112	0.2491	0.0157	0.2648	0.0682	0.0151	0.0832		1,210.3165	1,210.3165	0.0834		1,212.4003
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1199	0.0881	1.1572	2.9200e-003	0.2683	2.3100e-003	0.2706	0.0711	2.1300e-003	0.0733		291.1087	291.1087	0.0100		291.3587
Total	**0.2515**	**4.3761**	**2.0714**	**0.0141**	**0.5173**	**0.0180**	**0.5354**	**0.1393**	**0.0172**	**0.1565**		**1,501.4251**	**1,501.4251**	**0.0934**		**1,503.7590**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.7569	0.0000	4.7569	2.5889	0.0000	2.5889			0.0000			0.0000
Off-Road	3.7151	40.4224	20.5775	0.0382		1.9861	1.9861		1.8272	1.8272	0.0000	3,782.2353	3,782.2353	1.1967		3,812.1517
Total	**3.7151**	**40.4224**	**20.5775**	**0.0382**	**4.7569**	**1.9861**	**6.7430**	**2.5889**	**1.8272**	**4.4161**	**0.0000**	**3,782.2353**	**3,782.2353**	**1.1967**		**3,812.1517**

3.3 Site Preparation and Grading - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1316	4.2880	0.9142	0.0112	0.2491	0.0157	0.2648	0.0682	0.0151	0.0832		1,210.3165	1,210.3165	0.0834		1,212.4003
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1199	0.0881	1.1572	2.9200e-003	0.2683	2.3100e-003	0.2706	0.0711	2.1300e-003	0.0733		291.1087	291.1087	0.0100		291.3587
Total	**0.2515**	**4.3761**	**2.0714**	**0.0141**	**0.5173**	**0.0180**	**0.5354**	**0.1393**	**0.0172**	**0.1565**		**1,501.4251**	**1,501.4251**	**0.0934**		**1,503.7590**

3.3 Site Preparation and Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					12.1972	0.0000	12.1972	6.6381	0.0000	6.6381			0.0000			0.0000
Off-Road	3.5083	37.7181	20.1846	0.0382		1.8284	1.8284		1.6821	1.6821		3,699.8276	3,699.8276	1.1966		3,729.7426
Total	**3.5083**	**37.7181**	**20.1846**	**0.0382**	**12.1972**	**1.8284**	**14.0256**	**6.6381**	**1.6821**	**8.3202**		**3,699.8276**	**3,699.8276**	**1.1966**		**3,729.7426**

3.3 Site Preparation and Grading - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1223	4.0256	0.8920	0.0111	8.2039	0.0129	8.2167	2.0207	0.0123	2.0330		1,198.1645	1,198.1645	0.0816		1,200.2034
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1105	0.0786	1.0508	2.8300e-003	0.2683	2.2400e-003	0.2705	0.0711	2.0700e-003	0.0732		282.2671	282.2671	8.9000e-003		282.4896
Total	**0.2327**	**4.1041**	**1.9429**	**0.0139**	**8.4722**	**0.0151**	**8.4873**	**2.0918**	**0.0144**	**2.1062**		**1,480.4316**	**1,480.4316**	**0.0905**		**1,482.6930**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.7569	0.0000	4.7569	2.5889	0.0000	2.5889			0.0000			0.0000
Off-Road	3.5083	37.7181	20.1846	0.0382		1.8284	1.8284		1.6821	1.6821	0.0000	3,699.8276	3,699.8276	1.1966		3,729.7426
Total	**3.5083**	**37.7181**	**20.1846**	**0.0382**	**4.7569**	**1.8284**	**6.5853**	**2.5889**	**1.6821**	**4.2710**	**0.0000**	**3,699.8276**	**3,699.8276**	**1.1966**		**3,729.7426**

3.3 Site Preparation and Grading - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1223	4.0256	0.8920	0.0111	8.2039	0.0129	8.2167	2.0207	0.0123	2.0330		1,198.1645	1,198.1645	0.0816		1,200.2034
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1105	0.0786	1.0508	2.8300e-003	0.2683	2.2400e-003	0.2705	0.0711	2.0700e-003	0.0732		282.2671	282.2671	8.9000e-003		282.4896
Total	**0.2327**	**4.1041**	**1.9429**	**0.0139**	**8.4722**	**0.0151**	**8.4873**	**2.0918**	**0.0144**	**2.1062**		**1,480.4316**	**1,480.4316**	**0.0905**		**1,482.6930**

3.4 Trenching - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5548	17.6794	11.0312	0.0209		0.8598	0.8598		0.7911	0.7911		2,021.4120	2,021.4120	0.6538		2,037.7562
Total	**1.5548**	**17.6794**	**11.0312**	**0.0209**		**0.8598**	**0.8598**		**0.7911**	**0.7911**		**2,021.4120**	**2,021.4120**	**0.6538**		**2,037.7562**

3.4 Trenching - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0552	0.0393	0.5254	1.4200e-003	0.1341	1.1200e-003	0.1353	0.0356	1.0300e-003	0.0366		141.1335	141.1335	4.4500e-003		141.2448
Total	**0.0552**	**0.0393**	**0.5254**	**1.4200e-003**	**0.1341**	**1.1200e-003**	**0.1353**	**0.0356**	**1.0300e-003**	**0.0366**		**141.1335**	**141.1335**	**4.4500e-003**		**141.2448**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5548	17.6794	11.0312	0.0209		0.8598	0.8598		0.7911	0.7911	0.0000	2,021.4120	2,021.4120	0.6538		2,037.7562
Total	**1.5548**	**17.6794**	**11.0312**	**0.0209**		**0.8598**	**0.8598**		**0.7911**	**0.7911**	**0.0000**	**2,021.4120**	**2,021.4120**	**0.6538**		**2,037.7562**

3.4 Trenching - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0552	0.0393	0.5254	1.4200e-003	0.1341	1.1200e-003	0.1353	0.0356	1.0300e-003	0.0366		141.1335	141.1335	4.4500e-003		141.2448
Total	**0.0552**	**0.0393**	**0.5254**	**1.4200e-003**	**0.1341**	**1.1200e-003**	**0.1353**	**0.0356**	**1.0300e-003**	**0.0366**		**141.1335**	**141.1335**	**4.4500e-003**		**141.2448**

3.5 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.9400	32.4523	27.5663	0.0480		1.7564	1.7564		1.6918	1.6918		4,486.1776	4,486.1776	0.8242		4,506.7813
Total	**3.9400**	**32.4523**	**27.5663**	**0.0480**		**1.7564**	**1.7564**		**1.6918**	**1.6918**		**4,486.1776**	**4,486.1776**	**0.8242**		**4,506.7813**

3.5 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0711	2.1275	0.5574	5.1900e-003	0.1280	0.0100	0.1381	0.0369	9.5800e-003	0.0464		554.0494	554.0494	0.0338		554.8946
Worker	0.2301	0.1637	2.1892	5.9100e-003	0.5589	4.6700e-003	0.5636	0.1482	4.3000e-003	0.1525		588.0564	588.0564	0.0185		588.5199
Total	**0.3012**	**2.2911**	**2.7466**	**0.0111**	**0.6869**	**0.0147**	**0.7016**	**0.1851**	**0.0139**	**0.1990**		**1,142.1058**	**1,142.1058**	**0.0524**		**1,143.4146**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.9400	32.4523	27.5663	0.0480		1.7564	1.7564		1.6918	1.6918	0.0000	4,486.1776	4,486.1776	0.8242		4,506.7813
Total	**3.9400**	**32.4523**	**27.5663**	**0.0480**		**1.7564**	**1.7564**		**1.6918**	**1.6918**	**0.0000**	**4,486.1776**	**4,486.1776**	**0.8242**		**4,506.7813**

3.5 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0711	2.1275	0.5574	5.1900e-003	0.1280	0.0100	0.1381	0.0369	9.5800e-003	0.0464		554.0494	554.0494	0.0338		554.8946
Worker	0.2301	0.1637	2.1892	5.9100e-003	0.5589	4.6700e-003	0.5636	0.1482	4.3000e-003	0.1525		588.0564	588.0564	0.0185		588.5199
Total	**0.3012**	**2.2911**	**2.7466**	**0.0111**	**0.6869**	**0.0147**	**0.7016**	**0.1851**	**0.0139**	**0.1990**		**1,142.1058**	**1,142.1058**	**0.0524**		**1,143.4146**

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.5362	29.6000	27.0267	0.0480		1.5098	1.5098		1.4537	1.4537		4,486.3390	4,486.3390	0.8001		4,506.3406
Total	**3.5362**	**29.6000**	**27.0267**	**0.0480**		**1.5098**	**1.5098**		**1.4537**	**1.4537**		**4,486.3390**	**4,486.3390**	**0.8001**		**4,506.3406**

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0608	1.9418	0.5076	5.1400e-003	0.1280	3.9700e-003	0.1320	0.0369	3.8000e-003	0.0407		549.7613	549.7613	0.0324		550.5710
Worker	0.2143	0.1473	2.0139	5.7200e-003	0.5589	4.5200e-003	0.5634	0.1482	4.1600e-003	0.1524		569.3849	569.3849	0.0168		569.8044
Total	**0.2751**	**2.0891**	**2.5215**	**0.0109**	**0.6869**	**8.4900e-003**	**0.6954**	**0.1851**	**7.9600e-003**	**0.1930**		**1,119.1462**	**1,119.1462**	**0.0492**		**1,120.3753**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.5362	29.6000	27.0267	0.0480		1.5098	1.5098		1.4537	1.4537	0.0000	4,486.3390	4,486.3390	0.8001		4,506.3406
Total	**3.5362**	**29.6000**	**27.0267**	**0.0480**		**1.5098**	**1.5098**		**1.4537**	**1.4537**	**0.0000**	**4,486.3390**	**4,486.3390**	**0.8001**		**4,506.3406**

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0608	1.9418	0.5076	5.1400e-003	0.1280	3.9700e-003	0.1320	0.0369	3.8000e-003	0.0407		549.7613	549.7613	0.0324		550.5710
Worker	0.2143	0.1473	2.0139	5.7200e-003	0.5589	4.5200e-003	0.5634	0.1482	4.1600e-003	0.1524		569.3849	569.3849	0.0168		569.8044
Total	**0.2751**	**2.0891**	**2.5215**	**0.0109**	**0.6869**	**8.4900e-003**	**0.6954**	**0.1851**	**7.9600e-003**	**0.1930**		**1,119.1462**	**1,119.1462**	**0.0492**		**1,120.3753**

3.6 Paving - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8808	9.5898	9.0224	0.0182		0.4694	0.4694		0.4319	0.4319		1,760.1715	1,760.1715	0.5693		1,774.4034
Paving	0.0239					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9047**	**9.5898**	**9.0224**	**0.0182**		**0.4694**	**0.4694**		**0.4319**	**0.4319**		**1,760.1715**	**1,760.1715**	**0.5693**		**1,774.4034**

3.6 Paving - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0427	1.2765	0.3345	3.1100e-003	0.0768	6.0100e-003	0.0828	0.0221	5.7500e-003	0.0279		332.4296	332.4296	0.0203		332.9368
Worker	0.0736	0.0524	0.7006	1.8900e-003	0.1788	1.4900e-003	0.1803	0.0474	1.3800e-003	0.0488		188.1781	188.1781	5.9300e-003		188.3264
Total	**0.1163**	**1.3289**	**1.0350**	**5.0000e-003**	**0.2557**	**7.5000e-003**	**0.2632**	**0.0696**	**7.1300e-003**	**0.0767**		**520.6077**	**520.6077**	**0.0262**		**521.2632**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8808	9.5898	9.0224	0.0182		0.4694	0.4694		0.4319	0.4319	0.0000	1,760.1715	1,760.1715	0.5693		1,774.4034
Paving	0.0239					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9047**	**9.5898**	**9.0224**	**0.0182**		**0.4694**	**0.4694**		**0.4319**	**0.4319**	**0.0000**	**1,760.1715**	**1,760.1715**	**0.5693**		**1,774.4034**

3.6 Paving - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0427	1.2765	0.3345	3.1100e-003	0.0768	6.0100e-003	0.0828	0.0221	5.7500e-003	0.0279		332.4296	332.4296	0.0203		332.9368
Worker	0.0736	0.0524	0.7006	1.8900e-003	0.1788	1.4900e-003	0.1803	0.0474	1.3800e-003	0.0488		188.1781	188.1781	5.9300e-003		188.3264
Total	**0.1163**	**1.3289**	**1.0350**	**5.0000e-003**	**0.2557**	**7.5000e-003**	**0.2632**	**0.0696**	**7.1300e-003**	**0.0767**		**520.6077**	**520.6077**	**0.0262**		**521.2632**

3.7 Architectural Coating - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	7.0567					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.6854	5.1339	5.9780	9.6000e-003		0.3102	0.3102		0.3090	0.3090		913.1480	913.1480	0.1107		915.9156
Total	**7.7420**	**5.1339**	**5.9780**	**9.6000e-003**		**0.3102**	**0.3102**		**0.3090**	**0.3090**		**913.1480**	**913.1480**	**0.1107**		**915.9156**

3.7 Architectural Coating - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0142	0.4255	0.1115	1.0400e-003	0.0256	2.0000e-003	0.0276	7.3700e-003	1.9200e-003	9.2900e-003		110.8099	110.8099	6.7600e-003		110.9789
Worker	0.0736	0.0524	0.7006	1.8900e-003	0.1788	1.4900e-003	0.1803	0.0474	1.3800e-003	0.0488		188.1781	188.1781	5.9300e-003		188.3264
Total	**0.0879**	**0.4779**	**0.8120**	**2.9300e-003**	**0.2045**	**3.4900e-003**	**0.2080**	**0.0548**	**3.3000e-003**	**0.0581**		**298.9879**	**298.9879**	**0.0127**		**299.3053**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	7.0567					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.6854	5.1339	5.9780	9.6000e-003		0.3102	0.3102		0.3090	0.3090	0.0000	913.1480	913.1480	0.1107		915.9156
Total	**7.7420**	**5.1339**	**5.9780**	**9.6000e-003**		**0.3102**	**0.3102**		**0.3090**	**0.3090**	**0.0000**	**913.1480**	**913.1480**	**0.1107**		**915.9156**

3.7 Architectural Coating - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0142	0.4255	0.1115	1.0400e-003	0.0256	2.0000e-003	0.0276	7.3700e-003	1.9200e-003	9.2900e-003		110.8099	110.8099	6.7600e-003		110.9789
Worker	0.0736	0.0524	0.7006	1.8900e-003	0.1788	1.4900e-003	0.1803	0.0474	1.3800e-003	0.0488		188.1781	188.1781	5.9300e-003		188.3264
Total	**0.0879**	**0.4779**	**0.8120**	**2.9300e-003**	**0.2045**	**3.4900e-003**	**0.2080**	**0.0548**	**3.3000e-003**	**0.0581**		**298.9879**	**298.9879**	**0.0127**		**299.3053**

3.7 Architectural Coating - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	7.0567					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.6212	4.6722	5.9409	9.6000e-003		0.2624	0.2624		0.2615	0.2615		913.1480	913.1480	0.1041		915.7505
Total	**7.6779**	**4.6722**	**5.9409**	**9.6000e-003**		**0.2624**	**0.2624**		**0.2615**	**0.2615**		**913.1480**	**913.1480**	**0.1041**		**915.7505**

3.7 Architectural Coating - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0122	0.3884	0.1015	1.0300e-003	0.0256	7.9000e-004	0.0264	7.3700e-003	7.6000e-004	8.1300e-003		109.9523	109.9523	6.4800e-003		110.1142
Worker	0.0686	0.0471	0.6444	1.8300e-003	0.1788	1.4500e-003	0.1803	0.0474	1.3300e-003	0.0488		182.2032	182.2032	5.3700e-003		182.3374
Total	**0.0807**	**0.4355**	**0.7460**	**2.8600e-003**	**0.2045**	**2.2400e-003**	**0.2067**	**0.0548**	**2.0900e-003**	**0.0569**		**292.1554**	**292.1554**	**0.0119**		**292.4516**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	7.0567					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.6212	4.6722	5.9409	9.6000e-003		0.2624	0.2624		0.2615	0.2615	0.0000	913.1480	913.1480	0.1041		915.7505
Total	**7.6779**	**4.6722**	**5.9409**	**9.6000e-003**		**0.2624**	**0.2624**		**0.2615**	**0.2615**	**0.0000**	**913.1480**	**913.1480**	**0.1041**		**915.7505**

3.7 Architectural Coating - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0122	0.3884	0.1015	1.0300e-003	0.0256	7.9000e-004	0.0264	7.3700e-003	7.6000e-004	8.1300e-003		109.9523	109.9523	6.4800e-003		110.1142
Worker	0.0686	0.0471	0.6444	1.8300e-003	0.1788	1.4500e-003	0.1803	0.0474	1.3300e-003	0.0488		182.2032	182.2032	5.3700e-003		182.3374
Total	**0.0807**	**0.4355**	**0.7460**	**2.8600e-003**	**0.2045**	**2.2400e-003**	**0.2067**	**0.0548**	**2.0900e-003**	**0.0569**		**292.1554**	**292.1554**	**0.0119**		**292.4516**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.5970	15.8757	40.9557	0.1349	10.3744	0.1128	10.4871	2.7765	0.1052	2.8817		13,717.9852	13,717.9852	0.7458		13,736.6309
Unmitigated	3.7516	16.8399	44.9537	0.1501	11.6435	0.1249	11.7684	3.1161	0.1166	3.2327		15,263.7506	15,263.7506	0.8186		15,284.2162

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	935.41	912.87	779.24	3,109,198	2,770,296
Enclosed Parking with Elevator	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	483.17	601.81	500.99	685,046	610,376
Other Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Regional Shopping Center	576.45	674.60	340.74	1,204,267	1,073,002
Total	1,995.03	2,189.27	1,620.97	4,998,511	4,453,673

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891
Enclosed Parking with Elevator	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891
High Turnover (Sit Down Restaurant)	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891
Other Asphalt Surfaces	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891
Parking Lot	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891
Regional Shopping Center	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Kilowatt Hours of Renewable Electricity Generated

Covina Hassen Site A - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1083	0.9397	0.5000	5.9100e-003		0.0748	0.0748		0.0748	0.0748		1,181.1295	1,181.1295	0.0226	0.0217	1,188.1483
NaturalGas Unmitigated	0.1083	0.9397	0.5000	5.9100e-003		0.0748	0.0748		0.0748	0.0748		1,181.1295	1,181.1295	0.0226	0.0217	1,188.1483

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	7576.51	0.0817	0.6982	0.2971	4.4600e-003		0.0565	0.0565		0.0565	0.0565		891.3541	891.3541	0.0171	0.0163	896.6510
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	2402.43	0.0259	0.2355	0.1979	1.4100e-003		0.0179	0.0179		0.0179	0.0179		282.6392	282.6392	5.4200e-003	5.1800e-003	284.3188
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	60.6575	6.5000e-004	5.9500e-003	5.0000e-003	4.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		7.1362	7.1362	1.4000e-004	1.3000e-004	7.1786
Total		**0.1083**	**0.9397**	**0.5000**	**5.9100e-003**		**0.0748**	**0.0748**		**0.0748**	**0.0748**		**1,181.1295**	**1,181.1295**	**0.0226**	**0.0217**	**1,188.1483**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	7.57651	0.0817	0.6982	0.2971	4.4600e-003		0.0565	0.0565		0.0565	0.0565		891.3541	891.3541	0.0171	0.0163	896.6510
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	2.40243	0.0259	0.2355	0.1979	1.4100e-003		0.0179	0.0179		0.0179	0.0179		282.6392	282.6392	5.4200e-003	5.1800e-003	284.3188
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	0.0606575	6.5000e-004	5.9500e-003	5.0000e-003	4.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		7.1362	7.1362	1.4000e-004	1.3000e-004	7.1786
Total		**0.1083**	**0.9397**	**0.5000**	**5.9100e-003**		**0.0748**	**0.0748**		**0.0748**	**0.0748**		**1,181.1295**	**1,181.1295**	**0.0226**	**0.0217**	**1,188.1483**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.3514	0.1541	13.3629	7.1000e-004		0.0736	0.0736		0.0736	0.0736	0.0000	24.0264	24.0264	0.0235	0.0000	24.6131
Unmitigated	4.3514	0.1541	13.3629	7.1000e-004		0.0736	0.0736		0.0736	0.0736	0.0000	24.0264	24.0264	0.0235	0.0000	24.6131

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3364					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.6069					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.4081	0.1541	13.3629	7.1000e-004		0.0736	0.0736		0.0736	0.0736		24.0264	24.0264	0.0235		24.6131
Total	**4.3514**	**0.1541**	**13.3629**	**7.1000e-004**		**0.0736**	**0.0736**		**0.0736**	**0.0736**	**0.0000**	**24.0264**	**24.0264**	**0.0235**	**0.0000**	**24.6131**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3364					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.6069					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.4081	0.1541	13.3629	7.1000e-004		0.0736	0.0736		0.0736	0.0736		24.0264	24.0264	0.0235		24.6131
Total	**4.3514**	**0.1541**	**13.3629**	**7.1000e-004**		**0.0736**	**0.0736**		**0.0736**	**0.0736**	**0.0000**	**24.0264**	**24.0264**	**0.0235**	**0.0000**	**24.6131**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	1	50	503	0.73	CNG

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Emergency Generator - CNG (500 - 9999 HP)	4.4254	0.3409	11.5259	1.5400e-003		0.0244	0.0244		0.0244	0.0244		282.7411	282.7411	0.5912		297.5207
Total	**4.4254**	**0.3409**	**11.5259**	**1.5400e-003**		**0.0244**	**0.0244**		**0.0244**	**0.0244**		**282.7411**	**282.7411**	**0.5912**		**297.5207**

11.0 Vegetation

Covina Hassen Site A

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	409.00	Space	1.27	163,600.00	0
Other Asphalt Surfaces	38.00	1000sqft	0.30	38,000.00	0
Parking Lot	36.00	Space	0.11	14,400.00	0
High Turnover (Sit Down Restaurant)	3.80	1000sqft	0.03	3,800.00	0
Condo/Townhouse	161.00	Dwelling Unit	3.48	161,000.00	460
Regional Shopping Center	13.50	1000sqft	0.11	13,500.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2021
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	636.97	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 Intensity factor conservatively adjusted for 2016 SCE Power Content Label assuming 28% renewables (636.97 lb/MWh).

Land Use - CalEEMod default lot acreage scaled to match total site acreage of 5.3 acres

Construction Phase - Per applicant-provided schedule assumptions

Off-road Equipment - Per applicant-provided equipment schedule

Off-road Equipment - Per applicant-provided equipment schedule

Off-road Equipment - Per applicant-provided equipment schedule

Off-road Equipment -

Off-road Equipment - Per applicant-provided equipment schedule

Off-road Equipment - Per applicant-provided equipment schedule

Off-road Equipment - Per applicant-provided equipment schedule

Trips and VMT - Per applicant-provided information

Demolition - Per applicant-provided information and based on existing build structures

Grading - Per applicant-provided material export information

Architectural Coating -

Vehicle Trips -

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - No woodstoves. No fireplaces.

Consumer Products -

Area Coating -

Landscape Equipment -

Energy Use -

Water And Wastewater - Assumed 100% Aerobic.

Solid Waste -

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Waste Mitigation -

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps - Per applicant-provided information

Covina Hassen Site A - Los Angeles-South Coast County, Winter

Stationary Sources - Emergency Generators and Fire Pumps EF -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	20.00	44.00
tblConstructionPhase	NumDays	10.00	44.00
tblConstructionPhase	NumDays	230.00	109.00
tblConstructionPhase	NumDays	230.00	327.00
tblConstructionPhase	NumDays	20.00	45.00
tblConstructionPhase	NumDays	20.00	174.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	136.85	0.00
tblFireplaces	NumberNoFireplace	16.10	0.00
tblFireplaces	NumberWood	8.05	0.00
tblGrading	AcresOfGrading	22.00	5.30
tblGrading	MaterialExported	0.00	9,850.00
tblLandUse	LotAcreage	3.68	1.27
tblLandUse	LotAcreage	0.87	0.30
tblLandUse	LotAcreage	0.32	0.11
tblLandUse	LotAcreage	0.09	0.03
tblLandUse	LotAcreage	10.06	3.48
tblLandUse	LotAcreage	0.31	0.11
tblOffRoadEquipment	HorsePower	97.00	158.00
tblOffRoadEquipment	HorsePower	78.00	231.00
tblOffRoadEquipment	LoadFactor	0.37	0.38

tblOffRoadEquipment	LoadFactor	0.50	0.29
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	PhaseName		Site Preparation and Grading
tblOffRoadEquipment	PhaseName		Site Preparation and Grading
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CO2IntensityFactor	702.44	636.97
tblTripsAndVMT	HaulingTripNumber	1,231.00	616.00
tblTripsAndVMT	VendorTripNumber	55.00	0.00
tblTripsAndVMT	VendorTripNumber	55.00	20.00
tblTripsAndVMT	VendorTripNumber	0.00	12.00
tblTripsAndVMT	VendorTripNumber	0.00	4.00

tblTripsAndVMT	WorkerTripNumber	8.00	20.00
tblTripsAndVMT	WorkerTripNumber	20.00	24.00
tblTripsAndVMT	WorkerTripNumber	213.00	12.00
tblTripsAndVMT	WorkerTripNumber	213.00	50.00
tblTripsAndVMT	WorkerTripNumber	10.00	16.00
tblTripsAndVMT	WorkerTripNumber	43.00	16.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWoodstoves	NumberCatalytic	8.05	0.00
tblWoodstoves	NumberNoncatalytic	8.05	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00

tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	3.9828	44.8652	22.6154	0.0519	12.7146	2.0044	14.7190	6.7774	1.8447	8.6221	0.0000	5,246.1362	5,246.1362	1.2926	0.0000	5,278.4517
2020	12.1085	94.3662	63.7935	0.1326	21.4904	4.4759	25.9664	8.9506	4.1946	13.1452	0.0000	12,876.2286	12,876.2286	2.8251	0.0000	12,946.8558
2021	11.6053	36.8128	36.0719	0.0707	0.8914	1.7830	2.6744	0.2399	1.7253	1.9652	0.0000	6,748.8019	6,748.8019	0.9664	0.0000	6,772.9622
Maximum	**12.1085**	**94.3662**	**63.7935**	**0.1326**	**21.4904**	**4.4759**	**25.9664**	**8.9506**	**4.1946**	**13.1452**	**0.0000**	**12,876.2286**	**12,876.2286**	**2.8251**	**0.0000**	**12,946.8558**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	3.9828	44.8652	22.6154	0.0519	5.2743	2.0044	7.2787	2.7281	1.8447	4.5728	0.0000	5,246.1362	5,246.1362	1.2926	0.0000	5,278.4517
2020	12.1085	94.3662	63.7935	0.1326	14.0501	4.4759	18.5260	4.9013	4.1946	9.0960	0.0000	12,876.2286	12,876.2286	2.8251	0.0000	12,946.8557
2021	11.6053	36.8128	36.0719	0.0707	0.8914	1.7830	2.6744	0.2399	1.7253	1.9652	0.0000	6,748.8019	6,748.8019	0.9664	0.0000	6,772.9622
Maximum	**12.1085**	**94.3662**	**63.7935**	**0.1326**	**14.0501**	**4.4759**	**18.5260**	**4.9013**	**4.1946**	**9.0960**	**0.0000**	**12,876.2286**	**12,876.2286**	**2.8251**	**0.0000**	**12,946.8557**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**42.40**	**0.00**	**34.32**	**50.72**	**0.00**	**34.12**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.3514	0.1541	13.3629	7.1000e-004		0.0736	0.0736		0.0736	0.0736	0.0000	24.0264	24.0264	0.0235	0.0000	24.6131
Energy	0.1083	0.9397	0.5000	5.9100e-003		0.0748	0.0748		0.0748	0.0748		1,181.1295	1,181.1295	0.0226	0.0217	1,188.1483
Mobile	3.6435	17.1749	43.2389	0.1426	11.6435	0.1258	11.7693	3.1161	0.1174	3.2335		14,512.1234	14,512.1234	0.8206		14,532.6381
Stationary	4.4254	0.3409	11.5259	1.5400e-003		0.0244	0.0244		0.0244	0.0244		282.7411	282.7411	0.5912		297.5207
Total	**12.5285**	**18.6096**	**68.6276**	**0.1508**	**11.6435**	**0.2985**	**11.9421**	**3.1161**	**0.2902**	**3.4063**	**0.0000**	**16,000.0204**	**16,000.0204**	**1.4579**	**0.0217**	**16,042.9203**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.3514	0.1541	13.3629	7.1000e-004		0.0736	0.0736		0.0736	0.0736	0.0000	24.0264	24.0264	0.0235	0.0000	24.6131
Energy	0.1083	0.9397	0.5000	5.9100e-003		0.0748	0.0748		0.0748	0.0748		1,181.1295	1,181.1295	0.0226	0.0217	1,188.1483
Mobile	3.4927	16.1540	39.6120	0.1281	10.3744	0.1136	10.4880	2.7765	0.1061	2.8825		13,037.4433	13,037.4433	0.7497		13,056.1865
Stationary	4.4254	0.3409	11.5259	1.5400e-003		0.0244	0.0244		0.0244	0.0244		282.7411	282.7411	0.5912		297.5207
Total	**12.3778**	**17.5887**	**65.0007**	**0.1363**	**10.3744**	**0.2864**	**10.6608**	**2.7765**	**0.2788**	**3.0553**	**0.0000**	**14,525.3402**	**14,525.3402**	**1.3870**	**0.0217**	**14,566.4686**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**1.20**	**5.49**	**5.28**	**9.62**	**10.90**	**4.07**	**10.73**	**10.90**	**3.91**	**10.30**	**0.00**	**9.22**	**9.22**	**4.86**	**0.00**	**9.20**

3.0 Construction Detail

Construction Phase

Covina Hassen Site A - Los Angeles-South Coast County, Winter

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	8/1/2019	10/1/2019	5	44	
2	Site Preparation and Grading	Site Preparation	11/1/2019	1/1/2020	5	44	
3	Trenching	Building Construction	1/1/2020	6/1/2020	5	109	
4	Building Construction	Building Construction	1/1/2020	4/1/2021	5	327	
5	Paving	Paving	6/1/2020	7/31/2020	5	45	
6	Architectural Coating	Architectural Coating	8/3/2020	4/1/2021	5	174	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 1.68

Residential Indoor: 326,025; Residential Outdoor: 108,675; Non-Residential Indoor: 25,950; Non-Residential Outdoor: 8,650; Striped Parking Area: 12,960 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	8.00	158	0.38
Site Preparation and Grading	Excavators	1	8.00	158	0.38
Site Preparation and Grading	Graders	1	8.00	187	0.41
Site Preparation and Grading	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation and Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Trenching	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Trenching	Trenchers	2	8.00	231	0.29
Building Construction	Air Compressors	2	8.00	78	0.48
Building Construction	Cranes	2	8.00	231	0.29
Building Construction	Forklifts	1	8.00	89	0.20
Building Construction	Generator Sets	2	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Paving	Surfacing Equipment	1	8.00	263	0.30
Architectural Coating	Aerial Lifts	1	8.00	63	0.31
Architectural Coating	Air Compressors	2	8.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	3	20.00	0.00	334.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation and Grading	8	24.00	0.00	616.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Trenching	5	12.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	12	50.00	20.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	4	16.00	12.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	3	16.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.6411	0.0000	1.6411	0.2485	0.0000	0.2485			0.0000			0.0000
Off-Road	1.7074	17.9708	10.8951	0.0188		0.8854	0.8854		0.8146	0.8146		1,857.5803	1,857.5803	0.5877		1,872.2733
Total	**1.7074**	**17.9708**	**10.8951**	**0.0188**	**1.6411**	**0.8854**	**2.5265**	**0.2485**	**0.8146**	**1.0631**		**1,857.5803**	**1,857.5803**	**0.5877**		**1,872.2733**

3.2 Demolition - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0731	2.3560	0.5292	5.9600e-003	0.1327	8.6900e-003	0.1414	0.0364	8.3200e-003	0.0447		645.1132	645.1132	0.0469		646.2861
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1108	0.0813	0.8850	2.2900e-003	0.2236	1.9300e-003	0.2255	0.0593	1.7800e-003	0.0611		228.4262	228.4262	7.8600e-003		228.6226
Total	**0.1839**	**2.4373**	**1.4142**	**8.2500e-003**	**0.3563**	**0.0106**	**0.3669**	**0.0957**	**0.0101**	**0.1058**		**873.5393**	**873.5393**	**0.0548**		**874.9087**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6400	0.0000	0.6400	0.0969	0.0000	0.0969			0.0000			0.0000
Off-Road	1.7074	17.9708	10.8951	0.0188		0.8854	0.8854		0.8146	0.8146	0.0000	1,857.5803	1,857.5803	0.5877		1,872.2733
Total	**1.7074**	**17.9708**	**10.8951**	**0.0188**	**0.6400**	**0.8854**	**1.5254**	**0.0969**	**0.8146**	**0.9115**	**0.0000**	**1,857.5803**	**1,857.5803**	**0.5877**		**1,872.2733**

3.2 Demolition - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0731	2.3560	0.5292	5.9600e-003	0.1327	8.6900e-003	0.1414	0.0364	8.3200e-003	0.0447		645.1132	645.1132	0.0469		646.2861
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1108	0.0813	0.8850	2.2900e-003	0.2236	1.9300e-003	0.2255	0.0593	1.7800e-003	0.0611		228.4262	228.4262	7.8600e-003		228.6226
Total	**0.1839**	**2.4373**	**1.4142**	**8.2500e-003**	**0.3563**	**0.0106**	**0.3669**	**0.0957**	**0.0101**	**0.1058**		**873.5393**	**873.5393**	**0.0548**		**874.9087**

3.3 Site Preparation and Grading - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					12.1972	0.0000	12.1972	6.6381	0.0000	6.6381			0.0000			0.0000
Off-Road	3.7151	40.4224	20.5775	0.0382		1.9861	1.9861		1.8272	1.8272		3,782.2353	3,782.2353	1.1967		3,812.1517
Total	**3.7151**	**40.4224**	**20.5775**	**0.0382**	**12.1972**	**1.9861**	**14.1833**	**6.6381**	**1.8272**	**8.4653**		**3,782.2353**	**3,782.2353**	**1.1967**		**3,812.1517**

3.3 Site Preparation and Grading - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1349	4.3452	0.9760	0.0110	0.2491	0.0160	0.2651	0.0682	0.0153	0.0835		1,189.7896	1,189.7896	0.0865		1,191.9528
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1329	0.0976	1.0619	2.7500e-003	0.2683	2.3100e-003	0.2706	0.0711	2.1300e-003	0.0733		274.1114	274.1114	9.4300e-003		274.3471
Total	**0.2678**	**4.4428**	**2.0380**	**0.0138**	**0.5173**	**0.0183**	**0.5357**	**0.1393**	**0.0175**	**0.1568**		**1,463.9010**	**1,463.9010**	**0.0960**		**1,466.2999**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.7569	0.0000	4.7569	2.5889	0.0000	2.5889			0.0000			0.0000
Off-Road	3.7151	40.4224	20.5775	0.0382		1.9861	1.9861		1.8272	1.8272	0.0000	3,782.2353	3,782.2353	1.1967		3,812.1517
Total	**3.7151**	**40.4224**	**20.5775**	**0.0382**	**4.7569**	**1.9861**	**6.7430**	**2.5889**	**1.8272**	**4.4161**	**0.0000**	**3,782.2353**	**3,782.2353**	**1.1967**		**3,812.1517**

3.3 Site Preparation and Grading - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1349	4.3452	0.9760	0.0110	0.2491	0.0160	0.2651	0.0682	0.0153	0.0835		1,189.7896	1,189.7896	0.0865		1,191.9528
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1329	0.0976	1.0619	2.7500e-003	0.2683	2.3100e-003	0.2706	0.0711	2.1300e-003	0.0733		274.1114	274.1114	9.4300e-003		274.3471
Total	**0.2678**	**4.4428**	**2.0380**	**0.0138**	**0.5173**	**0.0183**	**0.5357**	**0.1393**	**0.0175**	**0.1568**		**1,463.9010**	**1,463.9010**	**0.0960**		**1,466.2999**

3.3 Site Preparation and Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					12.1972	0.0000	12.1972	6.6381	0.0000	6.6381			0.0000			0.0000
Off-Road	3.5083	37.7181	20.1846	0.0382		1.8284	1.8284		1.6821	1.6821		3,699.8276	3,699.8276	1.1966		3,729.7426
Total	**3.5083**	**37.7181**	**20.1846**	**0.0382**	**12.1972**	**1.8284**	**14.0256**	**6.6381**	**1.6821**	**8.3202**		**3,699.8276**	**3,699.8276**	**1.1966**		**3,729.7426**

3.3 Site Preparation and Grading - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1253	4.0777	0.9480	0.0109	8.2039	0.0131	8.2169	2.0207	0.0125	2.0332		1,177.5317	1,177.5317	0.0845		1,179.6447
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1227	0.0870	0.9624	2.6700e-003	0.2683	2.2400e-003	0.2705	0.0711	2.0700e-003	0.0732		265.7809	265.7809	8.3800e-003		265.9903
Total	**0.2479**	**4.1647**	**1.9104**	**0.0135**	**8.4722**	**0.0153**	**8.4875**	**2.0918**	**0.0146**	**2.1064**		**1,443.3126**	**1,443.3126**	**0.0929**		**1,445.6350**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.7569	0.0000	4.7569	2.5889	0.0000	2.5889			0.0000			0.0000
Off-Road	3.5083	37.7181	20.1846	0.0382		1.8284	1.8284		1.6821	1.6821	0.0000	3,699.8276	3,699.8276	1.1966		3,729.7426
Total	**3.5083**	**37.7181**	**20.1846**	**0.0382**	**4.7569**	**1.8284**	**6.5853**	**2.5889**	**1.6821**	**4.2710**	**0.0000**	**3,699.8276**	**3,699.8276**	**1.1966**		**3,729.7426**

3.3 Site Preparation and Grading - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1253	4.0777	0.9480	0.0109	8.2039	0.0131	8.2169	2.0207	0.0125	2.0332		1,177.5317	1,177.5317	0.0845		1,179.6447
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1227	0.0870	0.9624	2.6700e-003	0.2683	2.2400e-003	0.2705	0.0711	2.0700e-003	0.0732		265.7809	265.7809	8.3800e-003		265.9903
Total	**0.2479**	**4.1647**	**1.9104**	**0.0135**	**8.4722**	**0.0153**	**8.4875**	**2.0918**	**0.0146**	**2.1064**		**1,443.3126**	**1,443.3126**	**0.0929**		**1,445.6350**

3.4 Trenching - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5548	17.6794	11.0312	0.0209		0.8598	0.8598		0.7911	0.7911		2,021.4120	2,021.4120	0.6538		2,037.7562
Total	**1.5548**	**17.6794**	**11.0312**	**0.0209**		**0.8598**	**0.8598**		**0.7911**	**0.7911**		**2,021.4120**	**2,021.4120**	**0.6538**		**2,037.7562**

3.4 Trenching - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0613	0.0435	0.4812	1.3300e-003	0.1341	1.1200e-003	0.1353	0.0356	1.0300e-003	0.0366		132.8905	132.8905	4.1900e-003		132.9952
Total	**0.0613**	**0.0435**	**0.4812**	**1.3300e-003**	**0.1341**	**1.1200e-003**	**0.1353**	**0.0356**	**1.0300e-003**	**0.0366**		**132.8905**	**132.8905**	**4.1900e-003**		**132.9952**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5548	17.6794	11.0312	0.0209		0.8598	0.8598		0.7911	0.7911	0.0000	2,021.4120	2,021.4120	0.6538		2,037.7562
Total	**1.5548**	**17.6794**	**11.0312**	**0.0209**		**0.8598**	**0.8598**		**0.7911**	**0.7911**	**0.0000**	**2,021.4120**	**2,021.4120**	**0.6538**		**2,037.7562**

3.4 Trenching - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0613	0.0435	0.4812	1.3300e-003	0.1341	1.1200e-003	0.1353	0.0356	1.0300e-003	0.0366		132.8905	132.8905	4.1900e-003		132.9952
Total	**0.0613**	**0.0435**	**0.4812**	**1.3300e-003**	**0.1341**	**1.1200e-003**	**0.1353**	**0.0356**	**1.0300e-003**	**0.0366**		**132.8905**	**132.8905**	**4.1900e-003**		**132.9952**

3.5 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.9400	32.4523	27.5663	0.0480		1.7564	1.7564		1.6918	1.6918		4,486.1776	4,486.1776	0.8242		4,506.7813
Total	**3.9400**	**32.4523**	**27.5663**	**0.0480**		**1.7564**	**1.7564**		**1.6918**	**1.6918**		**4,486.1776**	**4,486.1776**	**0.8242**		**4,506.7813**

3.5 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0744	2.1270	0.6148	5.0500e-003	0.1280	0.0102	0.1382	0.0369	9.7300e-003	0.0466		538.8981	538.8981	0.0360		539.7990
Worker	0.2555	0.1812	2.0051	5.5600e-003	0.5589	4.6700e-003	0.5636	0.1482	4.3000e-003	0.1525		553.7102	553.7102	0.0175		554.1465
Total	**0.3299**	**2.3083**	**2.6198**	**0.0106**	**0.6869**	**0.0148**	**0.7018**	**0.1851**	**0.0140**	**0.1991**		**1,092.6083**	**1,092.6083**	**0.0535**		**1,093.9455**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.9400	32.4523	27.5663	0.0480		1.7564	1.7564		1.6918	1.6918	0.0000	4,486.1776	4,486.1776	0.8242		4,506.7813
Total	**3.9400**	**32.4523**	**27.5663**	**0.0480**		**1.7564**	**1.7564**		**1.6918**	**1.6918**	**0.0000**	**4,486.1776**	**4,486.1776**	**0.8242**		**4,506.7813**

3.5 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0744	2.1270	0.6148	5.0500e-003	0.1280	0.0102	0.1382	0.0369	9.7300e-003	0.0466		538.8981	538.8981	0.0360		539.7990
Worker	0.2555	0.1812	2.0051	5.5600e-003	0.5589	4.6700e-003	0.5636	0.1482	4.3000e-003	0.1525		553.7102	553.7102	0.0175		554.1465
Total	**0.3299**	**2.3083**	**2.6198**	**0.0106**	**0.6869**	**0.0148**	**0.7018**	**0.1851**	**0.0140**	**0.1991**		**1,092.6083**	**1,092.6083**	**0.0535**		**1,093.9455**

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.5362	29.6000	27.0267	0.0480		1.5098	1.5098		1.4537	1.4537		4,486.3390	4,486.3390	0.8001		4,506.3406
Total	**3.5362**	**29.6000**	**27.0267**	**0.0480**		**1.5098**	**1.5098**		**1.4537**	**1.4537**		**4,486.3390**	**4,486.3390**	**0.8001**		**4,506.3406**

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0638	1.9378	0.5615	5.0000e-003	0.1280	4.1000e-003	0.1321	0.0369	3.9200e-003	0.0408		534.6911	534.6911	0.0345		535.5540
Worker	0.2384	0.1631	1.8413	5.3800e-003	0.5589	4.5200e-003	0.5634	0.1482	4.1600e-003	0.1524		536.1256	536.1256	0.0158		536.5200
Total	**0.3022**	**2.1008**	**2.4028**	**0.0104**	**0.6869**	**8.6200e-003**	**0.6955**	**0.1851**	**8.0800e-003**	**0.1932**		**1,070.8166**	**1,070.8166**	**0.0503**		**1,072.0740**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.5362	29.6000	27.0267	0.0480		1.5098	1.5098		1.4537	1.4537	0.0000	4,486.3390	4,486.3390	0.8001		4,506.3406
Total	**3.5362**	**29.6000**	**27.0267**	**0.0480**		**1.5098**	**1.5098**		**1.4537**	**1.4537**	**0.0000**	**4,486.3390**	**4,486.3390**	**0.8001**		**4,506.3406**

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0638	1.9378	0.5615	5.0000e-003	0.1280	4.1000e-003	0.1321	0.0369	3.9200e-003	0.0408		534.6911	534.6911	0.0345		535.5540
Worker	0.2384	0.1631	1.8413	5.3800e-003	0.5589	4.5200e-003	0.5634	0.1482	4.1600e-003	0.1524		536.1256	536.1256	0.0158		536.5200
Total	**0.3022**	**2.1008**	**2.4028**	**0.0104**	**0.6869**	**8.6200e-003**	**0.6955**	**0.1851**	**8.0800e-003**	**0.1932**		**1,070.8166**	**1,070.8166**	**0.0503**		**1,072.0740**

3.6 Paving - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8808	9.5898	9.0224	0.0182		0.4694	0.4694		0.4319	0.4319		1,760.1715	1,760.1715	0.5693		1,774.4034
Paving	0.0239					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9047**	**9.5898**	**9.0224**	**0.0182**		**0.4694**	**0.4694**		**0.4319**	**0.4319**		**1,760.1715**	**1,760.1715**	**0.5693**		**1,774.4034**

3.6 Paving - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0446	1.2762	0.3689	3.0300e-003	0.0768	6.1000e-003	0.0829	0.0221	5.8400e-003	0.0280		323.3389	323.3389	0.0216		323.8794
Worker	0.0818	0.0580	0.6416	1.7800e-003	0.1788	1.4900e-003	0.1803	0.0474	1.3800e-003	0.0488		177.1873	177.1873	5.5800e-003		177.3269
Total	**0.1264**	**1.3342**	**1.0105**	**4.8100e-003**	**0.2557**	**7.5900e-003**	**0.2633**	**0.0696**	**7.2200e-003**	**0.0768**		**500.5261**	**500.5261**	**0.0272**		**501.2063**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8808	9.5898	9.0224	0.0182		0.4694	0.4694		0.4319	0.4319	0.0000	1,760.1715	1,760.1715	0.5693		1,774.4034
Paving	0.0239					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9047**	**9.5898**	**9.0224**	**0.0182**		**0.4694**	**0.4694**		**0.4319**	**0.4319**	**0.0000**	**1,760.1715**	**1,760.1715**	**0.5693**		**1,774.4034**

3.6 Paving - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0446	1.2762	0.3689	3.0300e-003	0.0768	6.1000e-003	0.0829	0.0221	5.8400e-003	0.0280		323.3389	323.3389	0.0216		323.8794
Worker	0.0818	0.0580	0.6416	1.7800e-003	0.1788	1.4900e-003	0.1803	0.0474	1.3800e-003	0.0488		177.1873	177.1873	5.5800e-003		177.3269
Total	**0.1264**	**1.3342**	**1.0105**	**4.8100e-003**	**0.2557**	**7.5900e-003**	**0.2633**	**0.0696**	**7.2200e-003**	**0.0768**		**500.5261**	**500.5261**	**0.0272**		**501.2063**

3.7 Architectural Coating - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	7.0567					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.6854	5.1339	5.9780	9.6000e-003		0.3102	0.3102		0.3090	0.3090		913.1480	913.1480	0.1107		915.9156
Total	**7.7420**	**5.1339**	**5.9780**	**9.6000e-003**		**0.3102**	**0.3102**		**0.3090**	**0.3090**		**913.1480**	**913.1480**	**0.1107**		**915.9156**

3.7 Architectural Coating - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0149	0.4254	0.1230	1.0100e-003	0.0256	2.0300e-003	0.0276	7.3700e-003	1.9500e-003	9.3200e-003		107.7796	107.7796	7.2100e-003		107.9598
Worker	0.0818	0.0580	0.6416	1.7800e-003	0.1788	1.4900e-003	0.1803	0.0474	1.3800e-003	0.0488		177.1873	177.1873	5.5800e-003		177.3269
Total	**0.0966**	**0.4834**	**0.7646**	**2.7900e-003**	**0.2045**	**3.5200e-003**	**0.2080**	**0.0548**	**3.3300e-003**	**0.0581**		**284.9669**	**284.9669**	**0.0128**		**285.2867**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	7.0567					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.6854	5.1339	5.9780	9.6000e-003		0.3102	0.3102		0.3090	0.3090	0.0000	913.1480	913.1480	0.1107		915.9156
Total	**7.7420**	**5.1339**	**5.9780**	**9.6000e-003**		**0.3102**	**0.3102**		**0.3090**	**0.3090**	**0.0000**	**913.1480**	**913.1480**	**0.1107**		**915.9156**

3.7 Architectural Coating - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0149	0.4254	0.1230	1.0100e-003	0.0256	2.0300e-003	0.0276	7.3700e-003	1.9500e-003	9.3200e-003		107.7796	107.7796	7.2100e-003		107.9598
Worker	0.0818	0.0580	0.6416	1.7800e-003	0.1788	1.4900e-003	0.1803	0.0474	1.3800e-003	0.0488		177.1873	177.1873	5.5800e-003		177.3269
Total	**0.0966**	**0.4834**	**0.7646**	**2.7900e-003**	**0.2045**	**3.5200e-003**	**0.2080**	**0.0548**	**3.3300e-003**	**0.0581**		**284.9669**	**284.9669**	**0.0128**		**285.2867**

3.7 Architectural Coating - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	7.0567					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.6212	4.6722	5.9409	9.6000e-003		0.2624	0.2624		0.2615	0.2615		913.1480	913.1480	0.1041		915.7505
Total	**7.6779**	**4.6722**	**5.9409**	**9.6000e-003**		**0.2624**	**0.2624**		**0.2615**	**0.2615**		**913.1480**	**913.1480**	**0.1041**		**915.7505**

3.7 Architectural Coating - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0128	0.3876	0.1123	1.0000e-003	0.0256	8.2000e-004	0.0264	7.3700e-003	7.8000e-004	8.1600e-003		106.9382	106.9382	6.9000e-003		107.1108
Worker	0.0763	0.0522	0.5892	1.7200e-003	0.1788	1.4500e-003	0.1803	0.0474	1.3300e-003	0.0488		171.5602	171.5602	5.0500e-003		171.6864
Total	**0.0891**	**0.4397**	**0.7015**	**2.7200e-003**	**0.2045**	**2.2700e-003**	**0.2067**	**0.0548**	**2.1100e-003**	**0.0569**		**278.4984**	**278.4984**	**0.0120**		**278.7972**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	7.0567					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.6212	4.6722	5.9409	9.6000e-003		0.2624	0.2624		0.2615	0.2615	0.0000	913.1480	913.1480	0.1041		915.7505
Total	**7.6779**	**4.6722**	**5.9409**	**9.6000e-003**		**0.2624**	**0.2624**		**0.2615**	**0.2615**	**0.0000**	**913.1480**	**913.1480**	**0.1041**		**915.7505**

3.7 Architectural Coating - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0128	0.3876	0.1123	1.0000e-003	0.0256	8.2000e-004	0.0264	7.3700e-003	7.8000e-004	8.1600e-003		106.9382	106.9382	6.9000e-003		107.1108
Worker	0.0763	0.0522	0.5892	1.7200e-003	0.1788	1.4500e-003	0.1803	0.0474	1.3300e-003	0.0488		171.5602	171.5602	5.0500e-003		171.6864
Total	**0.0891**	**0.4397**	**0.7015**	**2.7200e-003**	**0.2045**	**2.2700e-003**	**0.2067**	**0.0548**	**2.1100e-003**	**0.0569**		**278.4984**	**278.4984**	**0.0120**		**278.7972**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.4927	16.1540	39.6120	0.1281	10.3744	0.1136	10.4880	2.7765	0.1061	2.8825		13,037.4433	13,037.4433	0.7497		13,056.1865
Unmitigated	3.6435	17.1749	43.2389	0.1426	11.6435	0.1258	11.7693	3.1161	0.1174	3.2335		14,512.1234	14,512.1234	0.8206		14,532.6381

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	935.41	912.87	779.24	3,109,198	2,770,296
Enclosed Parking with Elevator	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	483.17	601.81	500.99	685,046	610,376
Other Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Regional Shopping Center	576.45	674.60	340.74	1,204,267	1,073,002
Total	1,995.03	2,189.27	1,620.97	4,998,511	4,453,673

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891
Enclosed Parking with Elevator	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891
High Turnover (Sit Down Restaurant)	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891
Other Asphalt Surfaces	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891
Parking Lot	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891
Regional Shopping Center	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Kilowatt Hours of Renewable Electricity Generated

Covina Hassen Site A - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1083	0.9397	0.5000	5.9100e-003		0.0748	0.0748		0.0748	0.0748		1,181.1295	1,181.1295	0.0226	0.0217	1,188.1483
NaturalGas Unmitigated	0.1083	0.9397	0.5000	5.9100e-003		0.0748	0.0748		0.0748	0.0748		1,181.1295	1,181.1295	0.0226	0.0217	1,188.1483

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	7576.51	0.0817	0.6982	0.2971	4.4600e-003		0.0565	0.0565		0.0565	0.0565		891.3541	891.3541	0.0171	0.0163	896.6510
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	2402.43	0.0259	0.2355	0.1979	1.4100e-003		0.0179	0.0179		0.0179	0.0179		282.6392	282.6392	5.4200e-003	5.1800e-003	284.3188
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	60.6575	6.5000e-004	5.9500e-003	5.0000e-003	4.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		7.1362	7.1362	1.4000e-004	1.3000e-004	7.1786
Total		**0.1083**	**0.9397**	**0.5000**	**5.9100e-003**		**0.0748**	**0.0748**		**0.0748**	**0.0748**		**1,181.1295**	**1,181.1295**	**0.0226**	**0.0217**	**1,188.1483**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	7.57651	0.0817	0.6982	0.2971	4.4600e-003		0.0565	0.0565		0.0565	0.0565		891.3541	891.3541	0.0171	0.0163	896.6510
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	2.40243	0.0259	0.2355	0.1979	1.4100e-003		0.0179	0.0179		0.0179	0.0179		282.6392	282.6392	5.4200e-003	5.1800e-003	284.3188
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	0.0606575	6.5000e-004	5.9500e-003	5.0000e-003	4.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		7.1362	7.1362	1.4000e-004	1.3000e-004	7.1786
Total		**0.1083**	**0.9397**	**0.5000**	**5.9100e-003**		**0.0748**	**0.0748**		**0.0748**	**0.0748**		**1,181.1295**	**1,181.1295**	**0.0226**	**0.0217**	**1,188.1483**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.3514	0.1541	13.3629	7.1000e-004		0.0736	0.0736		0.0736	0.0736	0.0000	24.0264	24.0264	0.0235	0.0000	24.6131
Unmitigated	4.3514	0.1541	13.3629	7.1000e-004		0.0736	0.0736		0.0736	0.0736	0.0000	24.0264	24.0264	0.0235	0.0000	24.6131

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3364					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.6069					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.4081	0.1541	13.3629	7.1000e-004		0.0736	0.0736		0.0736	0.0736		24.0264	24.0264	0.0235		24.6131
Total	**4.3514**	**0.1541**	**13.3629**	**7.1000e-004**		**0.0736**	**0.0736**		**0.0736**	**0.0736**	**0.0000**	**24.0264**	**24.0264**	**0.0235**	**0.0000**	**24.6131**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3364					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.6069					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.4081	0.1541	13.3629	7.1000e-004		0.0736	0.0736		0.0736	0.0736		24.0264	24.0264	0.0235		24.6131
Total	**4.3514**	**0.1541**	**13.3629**	**7.1000e-004**		**0.0736**	**0.0736**		**0.0736**	**0.0736**	**0.0000**	**24.0264**	**24.0264**	**0.0235**	**0.0000**	**24.6131**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	1	50	503	0.73	CNG

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Emergency Generator - CNG (500 - 9999 HP)	4.4254	0.3409	11.5259	1.5400e-003		0.0244	0.0244		0.0244	0.0244		282.7411	282.7411	0.5912		297.5207
Total	**4.4254**	**0.3409**	**11.5259**	**1.5400e-003**		**0.0244**	**0.0244**		**0.0244**	**0.0244**		**282.7411**	**282.7411**	**0.5912**		**297.5207**

11.0 Vegetation

Appendix C

Cultural Resources

City of Covina

Covina Condos Project

Cultural Resources Study

U.S.G.S. *Baldwin Park, CA* quadrangle

Prepared for:
Dudek
38 North Marengo Avenue
Pasadena, California 91101

and

City of Covina
125 E. College Street
Covina, CA 91723-2199

Prepared by:
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and Shannon Carmack, B.A.

November 20, 2017

Keywords:
Baldwin Park, CA quadrangle;
Los Angeles County;
Intensive Pedestrian Survey

B. Campbell, C. Duran and S. Carmack
2016 *Cultural Resources Study for the Covina Condos Project, Covina, California*. Rincon Consultants Project No. 16-02440. Report on file at the South Central Coastal Information Center, Fullerton, California.

Covina Condos Project

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EXECUTIVE SUMMARY

Rincon Consultants, Inc. (Rincon) was retained by Dudek on behalf of the City of Covina to conduct a cultural resources study for the Covina Condos Project (project) located in the City of Covina, Los Angeles County, California. The proposed project includes the redevelopment of three separate sites, located within the downtown area of the City of Covina. This study has been conducted to assist Dudek with preparation of an Environmental Impact Report (EIR) for the proposed project in accordance with requirements of the California Environmental Quality Act (CEQA). This cultural resources study includes a records search, Sacred Lands File (SLF) search, archival research, an intensive pedestrian survey of the project area, and preparation of this report. The three project sites are currently developed with various commercial and industrial buildings and surface parking areas and will be referred to as the "project area" throughout this report.

Background research conducted for this study found no previously recorded archaeological resources within the project area. However, a segment of the Mojave Road, which is a designated California Historical Landmark, is located approximately 1.5 blocks south of the proposed Site B. The Mojave Road was once utilized as a Native American trail, a federal government supply and mail route, and a freight route.

The Native American Heritage Commission (NAHC) search revealed that no Native American cultural resources are listed on the Sacred Lands File within or near the project area. Consultation with local Native American groups however, identified several known Gabrieliño villages in the surrounding area, indicating that the project area may be sensitive for buried cultural resources below the existing infrastructure. The lack of known cultural resources within or near the project area is likely due to the development of the region which predates CEQA and other regulatory statutes for cultural resources. An archaeological survey was not conducted because the area is completely paved and there is no ground visibility.

A built environment survey of the Project Area was conducted. Three properties were found to contain buildings and structures older than 45 years of age that required evaluation: 137 W. San Bernardino Road contains an automotive dealership with accompanying offices and service bays; 141 W. Geneva Place includes a collision center building and warehouse; and 401 N. Citrus Avenue contains a one-story building that functioned as an automotive service center and gas station.

All three properties were found not eligible for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR) or for local designation of a City of Covina Landmark or Structure of Merit. All properties have undergone alterations over the years and are not significantly associated with any events or persons that warrant historic designation.

Based on the results of the records search, Native American and local consultation, background research conducted for the region, and the built environment survey, Rincon recommends that archaeological and Native American monitoring take place during all ground disturbance

activities for the proposed project. These recommendations are discussed in greater detail below.

ARCHAEOLOGICAL AND NATIVE AMERICAN MONITORING

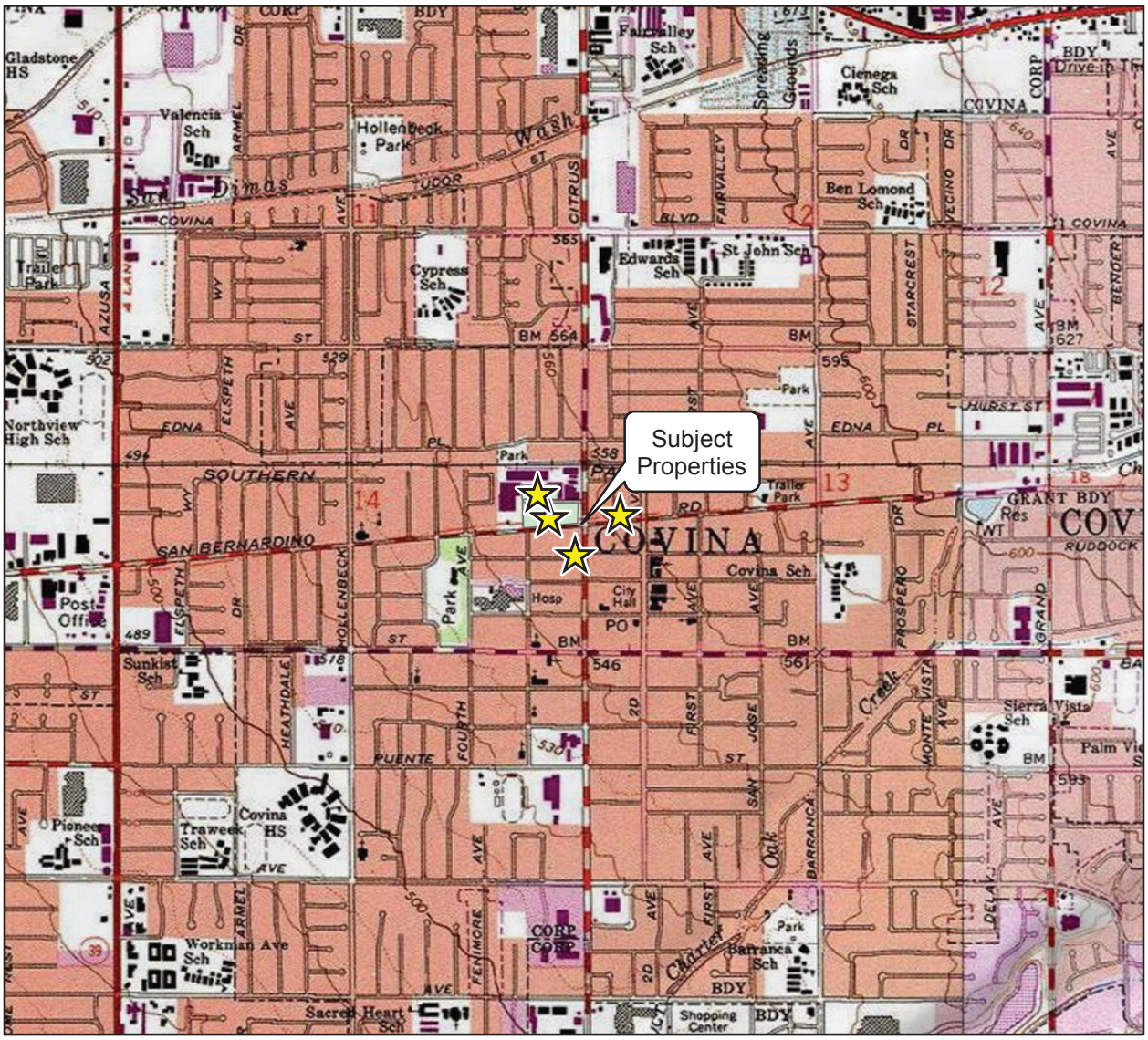
Rincon recommends archaeological and Native American monitoring of all project-related ground-disturbance activities within soils that appear to be within a primary context. Monitoring activities shall be conducted under the direction of an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983). If archaeological resources are encountered during ground-disturbing activities, all earth disturbing work within 50-feet of the discovery shall be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. Evaluation of significance for the find may include the determination of whether or not the find qualifies as an archaeological site. Isolated finds typically do not qualify as historical resources under CEQA and therefore require no management consideration under CEQA. Should any resource(s) be identified, an evaluation of eligibility for the CRHR may be required through the development of a treatment plan including a research design and subsurface testing through the excavation of test units and shovel test pits. After effects to the find have been appropriately mitigated, work in the area may resume. Mitigation of effects to the find may include a damage assessment of the find, archival research, and/or data recovery to remove any identified archaeological deposits, as determined by a qualified archaeologist.

UNANTICIPATED DISCOVERY OF HUMAN REMAINS

The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Los Angeles County coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the county coroner must be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

1.0 INTRODUCTION

Rincon Consultants, Inc. (Rincon) was retained by Dudek on behalf the City of Covina to conduct a cultural resources study for the Covina Condos Project (project) located in the City of Covina, Los Angeles County, California (Figures 1 and 2). The project involves the re-development of three different sites, referred to as Sites A, B and C, into a combination of residential, retail, commercial and office space. The project area is currently developed with various commercial and industrial buildings and surface parking areas. This study has been conducted to assist Dudek with the preparation of an Environmental Impact Report for the proposed project in accordance with requirements of the California Environmental Quality Act (CEQA).



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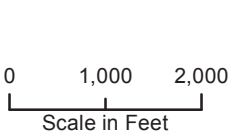
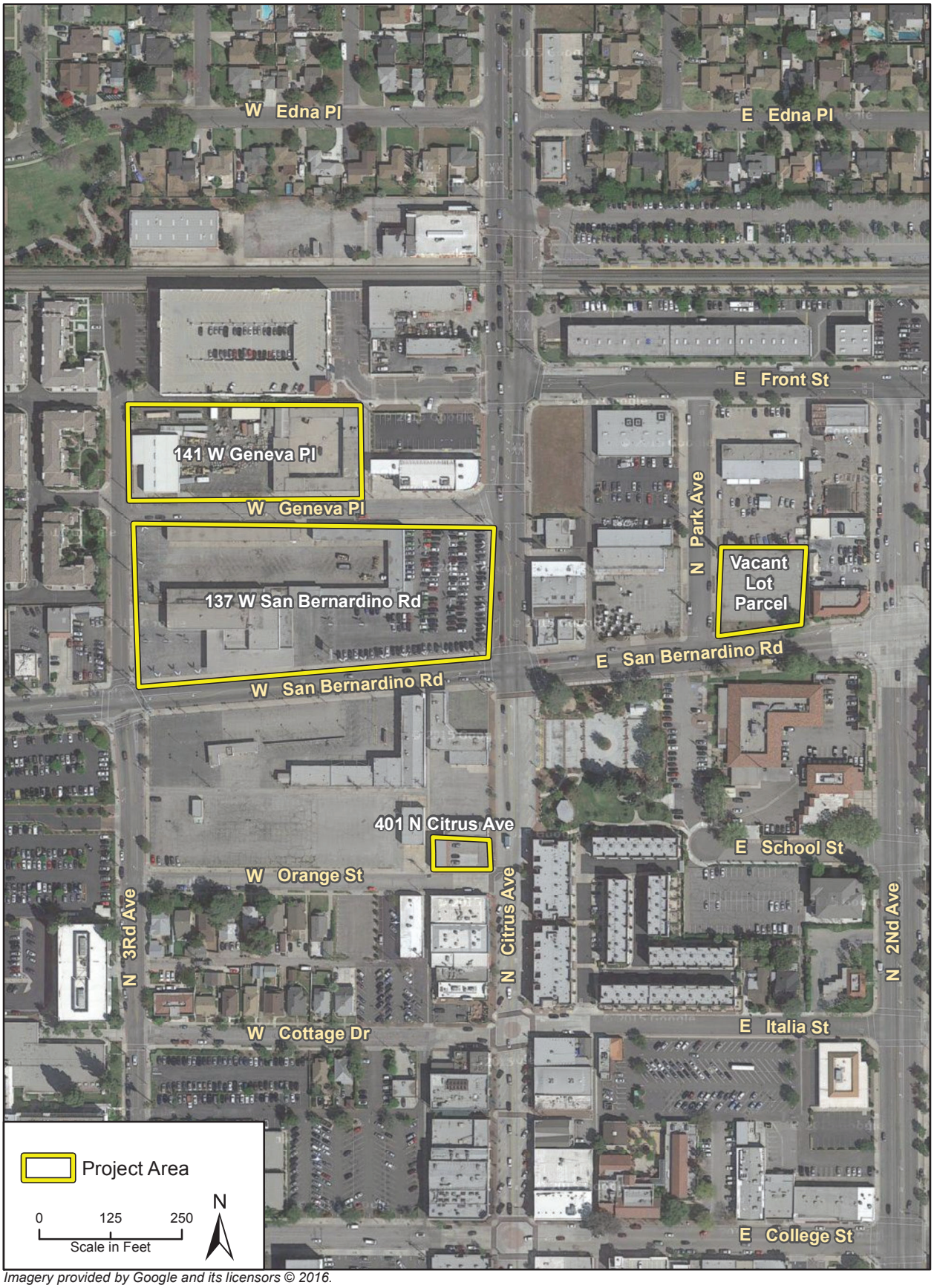




Regional Vicinity Map

Figure 1



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Project Location

Figure 2

1.1 PROJECT DESCRIPTION

The project includes the demolition of existing structures and redevelopment of three separate sites, as follows:

Site A
Site A is located at the northwest corner of N. Citrus Avenue and W. San Bernardino Road and made up of Assessor Parcel Numbers (APN) 8431-015-042, 8431-014-015 and 8431-014-008. The total site size is approximately 5.3 gross acres and includes 400 feet of Geneva Place (an existing public street), proposed to be vacated. Site A is currently zoned Town Center Specific Plan-4 Mixed Use, which allows for a mix of residential and commercial uses or only residential uses. Although the applicant has not yet formally submitted an application to develop a project at Site A, two conceptual developments have been proposed:

- Concept 1: Mixed-use development consisting of 125 townhouses and 6,000 square feet of retail space (may include restaurant uses).

- Concept 2: Mixed-use development consisting of 115 townhouses and a four-story 24,000-square foot commercial/office building (may include restaurant uses).

Site B
Site B is comprised of three legal parcels that are zoned Town Center Specific Plan-4 Mixed Use which allows for residential uses. The first parcel (APN 8431-028-006), with an address of 401 N. Citrus Avenue, is located at the northwest corner of N. Citrus Avenue and W. Orange Avenue. This parcel is 5,530 square feet in area and contains an existing unoccupied structure formerly used as an auto-related business. The unoccupied structure is more than 80 years old. The applicant has proposed to demolish the existing structure and develop a mixed-use project consisting of a two-story office/retail building totally 1,800 square feet. Further west on W. Orange Avenue are the second and third parcels of Site B (APNs 8431-028-030 and 8431-028-031) with an address of 129-137 W. Orange Avenue. These two vacant parcels total 13,151 square feet in area and are paved with impervious material that is not in good condition. The applicant has proposed to develop eight townhouse units on these two parcels. Site B is surrounded by an approved development project of 68 townhomes. However, this adjacent project is on hold pending resolution of CEQA litigation regarding parking and traffic issues related to the project.

Site C
Site C (APN 8430-024-012) is located at the northeast corner of E. San Bernardino Road and Park Avenue. The vacant site is paved with impervious material and may have been used as a parking lot at one time. The site size is approximately 0.47 acre in area. The applicant has proposed a mixed-use development consisting of ten residential units over a 24,000-square foot ground-floor commercial space that may include restaurant uses. Site C is zoned Town Center Specific Plan-4 Mixed Use, which allows for a mix of residential and commercial uses.

1.2 REGULATORY SETTING

CEQA requires a lead agency to determine whether a project may have a ***significant effect*** on historical resources (CCR Section 21084.1). If it can be demonstrated that a project will cause damage to a ***unique archaeological resource***, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Section 21083.2[a], [b], and [c]).

Section 21083.2(g) defines a ***unique archaeological resource*** as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1) contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information;
2) has a special and particular quality such as being the oldest of its type or the best available example of its type; or
3) is directly associated with a scientifically recognized important prehistoric or historic event or person.

A ***historical resource*** is a resource listed in, or determined to be eligible for listing, in the California Register of Historical Resources (CRHR) (Section 21084.1), a resource included in a local register of historical resources (CCR Section 15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (CCR Section 15064.5[a][3]).

PRC Section 5024.1, CCR Section 15064.5, and PRC Sections 21083.2 and 21084.1 were used as the basic guidelines for this cultural resources study. PRC Section 5024.1 requires an evaluation of historical resources to determine their eligibility for listing in the CRHR. The purpose of the CRHR is to maintain listings of the state's historical resources and to indicate which properties are to be protected from substantial adverse change. The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP), enumerated below.

According to PRC Section 5024.1(c)(1–4), a resource is considered ***historically significant*** if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

1) is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2) is associated with the lives of persons important in our past;
3) embodies the distinctive characteristics of a type, period, region or method of installation, or represents the work of an important creative individual, or possesses high artistic values; or
4) has yielded, or may be likely to yield, information important in prehistory or history.

Impacts to significant cultural resources that affect the characteristics of any resource that qualify it for the NRHP or adversely alter the significance of a resource listed on or eligible for listing in the CRHR are considered a significant effect on the environment. These impacts could result from "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (CEQA Guidelines, Section 15064.5 [b][1], 2000). Material impairment is defined as demolition or alteration "in an adverse manner [of] those characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register…" (CEQA Guidelines Section 15064.5[b][2][A]).

The disposition of burials falls first under the general prohibition on disturbing or removing human remains under California Health and Safety Code Section 7050.5. More specifically, remains suspected to be Native American are treated under CEQA at CCR Section 15064.5 and cite language found at PRC Section 5097.98 that illustrates the process to be followed in the event that remains are discovered. Further, if human remains are discovered during the construction of the proposed project, no further disturbance to the site shall occur and the Los Angeles County Coroner must be notified (PRC 15064.5 and 5097.98). If the Coroner determines the remains to be Native American, the coroner shall notify the NAHC within 24 hours. The NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased, and the MLD may then make recommendations as to the disposition of the remains.

1.2.1 Local

The City of Covina's Municipal Code, Chapter 17.81 describes the City's Historic Preservation goals and processes. In similar fashion to the CRHR, the City of Covina's historic preservation board and city council use the following historic designation criteria for determining if a property is eligible for local designation as a historic landmark or structure of merit (Covina Municipal Code 17.81.050):

1. It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural or natural history; or

2. It is identified with persons or events significant in local, state, or national history; or

3. It represents the work of a notable builder, designer, or architect; or

4. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or

5. It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; or

6. It is one of the few remaining examples in the city of Covina, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen.

The City requires issuance of a historic structure modification certificate prior to a project applicant conducting any alteration or demolition to a designated historic landmark or structure of merit. This process requires an application to be filed with the City by the project applicant, and that project design plans conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties. The project applicant must then receive final approval from the City's historic preservation board.

1.3 PERSONNEL

Rincon Architectural Historian Shannon Carmack, B.A., conducted the field survey and archival research for this study and served as a co-author of this report. Ms. Carmack meets the Secretary of the Interior's *Professional Qualifications Standards* for architectural history and history (NPS 1983). Rincon Cultural Resource Specialist Breana Campbell, M.A., conducted the cultural resources records search, Native American consultation, and served as a co-author of this report. Rincon Cultural Resources Principal Investigator Christopher Duran, M.A., Registered Professional Archaeologist (RPA), served as a co-author of this report and provided the archaeological management recommendations in this study. Mr. Duran meets the Secretary of the Interior's *Professional Qualifications Standards* for prehistoric and historic archaeology (NPS 1983). GIS Analyst Jon Montgomery prepared the figures found in this report. Rincon Principal Joseph Power, AICP, CEP, reviewed this report for quality control.

2.0 ENVIRONMENTAL SETTING

The project is located within the limits of the City of Covina at an elevation of 555 feet (169 meters) above mean sea level (AMSL). It is situated in a predominantly urban environment, surrounded by commercial and civic buildings as well as residential neighborhoods. The project area is currently developed with extant structures and paved parking lots. Some ornamental plants exist within the project area within existing planting boxes.

3.0 CULTURAL SETTING

3.1 PREHISTORIC OVERVIEW

During the twentieth century, many archaeologists developed chronological sequences to explain prehistoric cultural changes within all or portions of southern California (c.f., Jones and Klar 2007; Moratto 1984). Wallace (1955, 1978) devised a prehistoric chronology for the southern California coastal region based on early studies and focused on data synthesis that included four horizons: Early Man, Milling Stone, Intermediate, and Late Prehistoric. Though initially lacking the chronological precision of absolute dates (Moratto 1984:159), Wallace's (1955) synthesis has been modified and improved using thousands of radiocarbon dates obtained by southern California researchers over recent decades (Byrd and Raab 2007:217; Koerper and

Drover 1983; Koerper et al. 2002; Mason and Peterson 1994). The prehistoric chronological sequence for southern California presented below is a composite based on Wallace (1955) and Warren (1968) as well as later studies, including Koerper and Drover (1983).

3.1.1 Early Man Horizon (ca. 10,000 – 6,000 B.C.)

Numerous pre-8000 B.C. sites have been identified along the mainland coast and Channel Islands of southern California (c.f., Erlandson 1991; Johnson et al. 2002; Jones and Klar 2007; Moratto 1984; Rick et al. 2001:609). The Arlington Springs site on Santa Rosa Island produced human femurs dated to approximately 13,000 years ago (Arnold et al. 2004; Johnson et al. 2002). On nearby San Miguel Island, human occupation at Daisy Cave (CA-SMI-261) has been dated to nearly 13,000 years ago and included basketry greater than 12,000 years old, the earliest recorded on the Pacific Coast (Arnold et al. 2004).

Although few Clovis or Folsom style fluted points have been found in southern California (e.g., Dillon 2002; Erlandson et al. 1987), Early Man Horizon sites are generally associated with a greater emphasis on hunting than later horizons. Recent data indicate that the Early Man economy was a diverse mixture of hunting and gathering, including a significant focus on aquatic resources in coastal areas (e.g., Jones et al. 2002) and on inland Pleistocene lakeshores (Moratto 1984). A warm and dry 3,000-year period called the Altithermal began around 6000 B.C. The conditions of the Altithermal are likely responsible for the change in human subsistence patterns at this time, including a greater emphasis on plant foods and small game.

3.1.2 Milling Stone Horizon (6000–3000 B.C.)

Wallace (1955:219) defined the Milling Stone Horizon as "marked by extensive use of milling stones and mullers, a general lack of well-made projectile points, and burials with rock cairns." The dominance of such artifact types indicate a subsistence strategy oriented around collecting plant foods and small animals. A broad spectrum of food resources were consumed including small and large terrestrial mammals, sea mammals, birds, shellfish and other littoral and estuarine species, near-shore fishes, yucca, agave, and seeds and other plant products (Kowta 1969; Reinman 1964). Variability in artifact collections over time and from the coast to inland sites indicates that Milling Stone Horizon subsistence strategies adapted to environmental conditions (Byrd and Raab 2007:220). Lithic artifacts associated with Milling Stone Horizon sites are dominated by locally available tool stone and in addition to ground stone tools, such as manos and metates, chopping, scraping, and cutting tools, are very common. Kowta (1969) attributes the presence of numerous scraper-plane tools in Milling Stone Horizon collections to the processing of agave or yucca for food or fiber. The mortar and pestle, associated with acorns or other foods processed through pounding, were first used during the Milling Stone Horizon and increased dramatically in later periods (Wallace 1955, 1978; Warren 1968).

Two types of artifacts that are considered diagnostic of the Milling Stone period are the cogged stone and discoidal, most of which have been found within sites dating between 4,000 and 1,000 B.C. (Moratto 1984:149), though possibly as far back as 5,500 B.C. (Couch et al. 2009). The cogged stone is a ground stone object that has gear-like teeth on the perimeter and is produced from a variety of materials. The function of cogged stones is unknown, but many scholars have

postulated ritualistic or ceremonial uses (c.f., Dixon 1968:64-65; Eberhart 1961:367). Similar to cogged stones, discoidals are found in the archaeological record subsequent to the introduction of the cogged stone. Cogged stones and discoidals were often purposefully buried, or "cached." They are most common in sites along the coastal drainages from southern Ventura County southward and are particularly abundant at some Orange County sites, although a few specimens have been found inland at Cajon Pass (Dixon 1968:63; Moratto 1984:149). Discoidals and cogged stones have been found together at some Orange County sites, such as CA-ORA-83/86/144 (Van Bueren et al. 1989:772) and Los Cerritos Ranch (Dixon 1975). Cogged stones have been collected in Los Angeles County though their distribution appears to center on the Santa Ana River basin (Eberhart 1961).

3.1.3 Intermediate Horizon (3,000 B.C. – A.D. 500)

Wallace's Intermediate Horizon dates from approximately 3,000 B.C.-A.D. 500 and is characterized by a shift toward a hunting and maritime subsistence strategy, as well as greater use of plant foods. During the Intermediate Horizon, a noticeable trend occurred toward greater adaptation to local resources including a broad variety of fish, land mammal, and sea mammal remains along the coast. Tool kits for hunting, fishing, and processing food and materials reflect this increased diversity, with flake scrapers, drills, various projectile points, and shell fishhooks being manufactured.

Mortars and pestles became more common during this transitional period, gradually replacing manos and metates as the dominant milling equipment. Many archaeologists believe this change in milling stones signals a change from the processing and consuming of hard seed resources to the increasing reliance on acorn (e.g., Glassow et al. 1988; True 1993). Mortuary practices during the Intermediate typically included fully flexed burials oriented toward the north or west (Warren 1968:2-3).

3.1.4 Late Prehistoric Horizon (A.D. 500–Historic Contact)

During Wallace's (1955, 1978) Late Prehistoric Horizon the diversity of plant food resources and land and sea mammal hunting increased even further than during the Intermediate Horizon. More classes of artifacts were observed during this period and high quality exotic lithic materials were used for small finely worked projectile points associated with the bow and arrow. Steatite containers were made for cooking and storage and an increased use of asphalt for waterproofing is noted. More artistic artifacts were recovered from Late Prehistoric sites and cremation became a common mortuary custom. Larger, more permanent villages supported an increased population size and social structure (Wallace 1955:223).

Warren (1968) attributes this dramatic change in material culture, burial practices, and subsistence focus to the westward migration of desert people he called the Takic, or Numic, Tradition in Los Angeles, Orange, and western Riverside counties. This Takic Tradition was formerly referred to as the "Shoshonean wedge" (Warren 1968), but this nomenclature is no longer used to avoid confusion with ethnohistoric and modern Shoshonean groups (Heizer 1978:5; Shipley 1978:88, 90).

3.2 ETHNOGRAPHY

The project site is located within the traditional territory of the Native American group known as the Gabrieliño. The name Gabrieliño was applied by the Spanish to those natives that were attached to Mission San Gabriel (Bean and Smith 1978:538). Today, most contemporary Gabrieliño prefer to identify themselves as Tongva, a term that will be used throughout the remainder of this section (King 1994:12).

Tongva territory included the Los Angeles basin and southern Channel Islands as well as the coast from Aliso Creek in the south to Topanga Creek in the north. Their territory encompassed several biotic zones, including Coastal Marsh, Coastal Strand, Prairie, Chaparral, Oak Woodland, and Pine Forest (Bean and Smith 1978).

The Tongva language belongs to the Takic branch of the Uto-Aztecan language family, which can be traced to the Great Basin region (Mithun 2004). This language family includes dialects spoken by the nearby Juaneño and Luiseño, but is considerably different from those of the Chumash people living to the north and the Diegueño (including Ipai, Tipai, and Kumeyaay) people living to the south.

Tongva society was organized along patrilineal non-localized clans, a common Takic pattern. Each clan had a ceremonial leader and contained several lineages. The Tongva established large permanent villages and smaller satellite camps throughout their territory. Recent ethnohistoric work (O'Neil 2002) suggests a total tribal population of nearly 10,000, considerably more than earlier estimates of around 5,000 people (Bean and Smith 1978:540).

Tongva subsistence was oriented around acorns supplemented by the roots, leaves, seeds, and fruits of a wide variety of plants. Meat sources included large and small mammals, freshwater and saltwater fish, shellfish, birds, reptiles, and insects. (Bean and Smith 1978; Langenwalter et al. 2001; Kroeber 1925; McCawley 1996). The Tongva employed a wide variety of tools and implements to gather and hunt food. The digging stick, used to extract roots and tubers, was frequently noted by early European explorers (Rawls 1984). Other tools included the bow and arrow, traps, nets, blinds, throwing sticks and slings, spears, harpoons, and hooks. Like the Chumash, the Tongva made oceangoing plank canoes (known as a ti'at) capable of holding six to 14 people and used for fishing, travel, and trade between the mainland and the Channel Islands. Tule reed canoes were employed for near-shore fishing (Blackburn 1963; McCawley 1996:117-127).

Chinigchinich, the last in a series of heroic mythological figures, was central to Tongva religious life at the time of Spanish contact (Kroeber 1925:637–638). The belief in Chinigchinich was spreading south among other Takic-speaking groups at the same time the Spanish were establishing Christian missions. Elements of Chinigchinich beliefs suggest it was a syncretic mixture of Christianity and native religious practices (McCawley 1996:143-144).

Prior to European contact, deceased Tongva were either buried or cremated, with burial more common on the Channel Islands and the adjacent mainland coast and cremation on the remainder of the coast and in the interior (Harrington 1942; McCawley 1996:157). After pressure

from Spanish missionaries, cremation essentially ceased during the post-contact period (McCawley 1996:157).

3.3 HISTORY

The post-contact history of California is generally divided into three time spans: the Spanish period (1769–1822), the Mexican period (1822–1848), and the American period (1848–present). Each of these periods is briefly described below.

3.3.1 Spanish Period (1769–1822)

Spanish exploration of California began when Juan Rodriguez Cabrillo led the first European expedition into the region in 1542. For more than 200 years after his initial expedition, Spanish, Portuguese, British, and Russian explorers sailed the California coast and made limited inland expeditions, but they did not establish permanent settlements (Bean 1968; Rolle 2003). In 1769, Gaspar de Portolá and Franciscan Father Junipero Serra established the first Spanish settlement in what was then known as Alta (upper) California at Mission San Diego de Alcalá. This was the first of 21 missions erected by the Spanish between 1769 and 1823. It was during this time that initial Spanish settlement of the project vicinity began. Mission San Gabriel was first founded in 1771. It was the fourth mission to be established in California, and is located approximately 12 miles west of the project area (California Missions Foundation, n.d.). In 1775 the mission was moved approximately three miles to its present location to improve conditions for planting and cultivating crops. Mission San Gabriel became one of the most productive and affluent missions in Alta California, providing support for surrounding missions (California Missions Foundation, n.d.). At its peak the mission population reached 1,701 people in 1817 (Bodkin, 1910:10).

3.3.2 Mexican Period (1822–1848)

The Mexican Period commenced when news of the success of the Mexican War of Independence (1810-1821) against the Spanish crown reached California in 1822. This period saw the privatization of mission lands in California with the passage of the Secularization Act of 1833. This Act federalized mission lands and enabled Mexican governors in California to distribute former mission lands to individuals in the form of land grants. Successive Mexican governors made approximately 700 land grants between 1833 and 1846, putting most of the state's lands into private ownership for the first time (Shumway, 2007:10). After secularization, the San Gabriel Mission and its grounds deteriorated and the Native American population eventually dispersed (Bodkin, 1910:10-11).

In 1842 John Rowland was granted the 17,740 acre Rancho La Puente by Mexican governor Juan Bautista Alvarado for the sum of $1,000. The rancho property had been part of Mission San Gabriel's land holdings. In 1845 the rancho was enlarged to 48,790 acres when Governor Pio Pico named both John Rowland and William Workman as co-owners. The validity of the grant was challenged by the United States government once California became a U.S. territory. The Mexican Period for the Los Angeles County region ended in early January 1847. Mexican forces fought and lost to combined U.S. Army and Navy forces in the Battle of the San Gabriel

River on January 8 and in the Battle of La Mesa on January 9 (Nevin 1978). On January 10, leaders of the pueblo of Los Angeles surrendered peacefully after Mexican General Jose Maria Flores withdrew his forces. Shortly thereafter, newly appointed Mexican Military Commander of California Andrés Pico surrendered all of Alta California to U.S. Army Lieutenant Colonel John C. Fremont in the Treaty of Cahuenga (Nevin 1978).

3.3.3 American Period (1848–Present)

The American Period officially began with the signing of the Treaty of Guadalupe Hidalgo in 1848, in which the United States agreed to pay Mexico $15 million for conquered territory including California, Nevada, Utah, and parts of Colorado, Arizona, New Mexico, and Wyoming. Settlement of the Los Angeles region increased dramatically in the early American Period.

The discovery of gold in northern California in 1848 led to the California Gold Rush, despite the first California gold being previously discovered in Placerita Canyon in 1842 (Guinn 1977; Workman 1935:26). By 1853, the population of California exceeded 300,000. Thousands of settlers and immigrants continued to immigrate to the state, particularly after the completion of the First Transcontinental Railroad in 1869. The U.S. Congress in 1854 agreed to let San Pedro become an official port of entry. By the 1880s, the railroads had established networks from the port and throughout the county of Los Angeles, resulting in fast and affordable shipment of goods, as well as a means to transport new residents to the booming region (Dumke 1944). New residents included many health-seekers drawn to the area by the fabled Southern California climate in the 1870s–1880s.

After California became a U.S. territory, the validity of the grant for Rancho La Puente was challenged by the United States government. The title to the property was not confirmed until 1867 (Bodkin, 1910; Workman and Temple Family Homestead Museum, n.d.) John Rowland's widow, Charlotte Grey, sold approximately 5,500 acres to Antonio and Julian Badillo, who attempted to establish a coffee plantation. Being unsuccessful, the Badillos sold the property to John Hollenbeck, who later sold 2,000 acres of land to Joseph Swift Phillips in 1882 (Hall, 2007:7, 9, 11). The community of Covina was the creation of Phillips, who subdivided land and helped bring water to the town (Covina Chamber of Commerce, 1980:1).

3.3.3.1 City of Covina

Covina was founded in 1882 when Joseph Swift Phillips began subdividing 2,000 acres of the former Rancho La Puente. Phillips hired a Los Angeles engineer, Frederick Eaton, to divide the land into 10-acre tracts, placing the town of Covina at the center. Eaton came up with the name "Covina" from the description "cove of vines," which referenced the natural cove of the San Gabriel Mountains surrounding the vineyards planted by earlier settlers (Hall, 2007:15).

Phillips also offered a 10-acre plot and five town lots to a journalist who would come to the community to establish a newspaper and agree to publish it for one year. J.R. Conlee and H.N. Short of Santa Ana accepted his offer and arrived with their printing press to establish the *Covina Independent*. The newspaper's headquarters were erected at the southwest corner of

Citrus Avenue and Badillo Streets, and became the first building in town. Joseph Phillips also donated land to build the community's first school. It opened in December of 1883 at the southeast corner of Citrus Avenue and San Bernardino Road. The school was named after Phillips as recognition of his donation of land and the first year's salary for the school teacher (Hall, 2007:14, 17).

Covina was one of Southern California's first three "citrus communities", including Glendora and Azusa, which were located a few miles to the north and were both founded in 1887(City of Azusa, n.d.; City of Glendora, n.d.). Joseph Phillips had built a tunnel up the San Gabriel Canyon to bring water into Covina. However, tensions with neighboring communities ensued and a fierce water war developed between Covina, Duarte and Azusa over access to water. Dams were constructed only to be quickly torn down, and dynamite was used to destroy wooden dam structures (Hall 2011). Gun-wielding farmers attempted to control the water gates and at one time all water to Phillips' ditch was shut off completely. In 1890 a judge's order divided the water between the Azusa and Duarte water companies and Covina (Hall, 2007:16). A compromise agreement was reached between involved parties in 1889. Additional water access was soon secured through the construction of a new *zanja* (water ditch), the Covina irrigation ditch, and the region began to prosper from a rapidly expanding agriculture industry. In 1895 the Southern Pacific Railroad (SPRR) arrived in Covina, being constructed by two teams of workers with 75 teams of horses and mules, along with a telegraph line. A boxcar served as a ticketing office until a formal two-story depot was eventually built. The arrival of the railroad brought about the construction of citrus packing plants and made the entire process of selling citrus much more convenient. No more were the days of hauling citrus by horse-drawn wagons. The new packinghouses were built beside the tracks for added convenience. A total of 12 packinghouses were constructed and owned by the Covina Citrus Association, the Houser Brothers Packinghouse and others (Chenault 2012; Hall, 2007:52).

Moving into the twentieth century, the City of Covina officially became incorporated in 1901. The Pacific Electric Railway laid tracks in the city in 1903 and by 1907 it was providing transportation to Los Angeles. The trolley cars ran along Badillo Street (Hall, 2007:49, 60). By 1906 Covina had become the largest shipper of oranges in Los Angeles County. At that time, the city also claimed the highest per capita ownership of cars in the country, beginning Covina's strong reliance on automobile dealership (Covina Chamber of Commerce, 1980). The popularity of the automobile changed the face of Citrus Avenue (Hall, 2007: 90). The portion of Citrus Avenue that incorporates the project area became largely defined by automotive-related businesses, including car and tractor dealerships, repair and service stations, gas stations, as well as a drive-through market (Hall, 2007: 90; Stone, 2013).

The community of Covina existed between two major transportation corridors: to the north of the city, the nationally significant Route 66 ran east-west. Route 66 became the primary auto and truck route between Chicago and Los Angeles during the mid-1920s. Besides the attraction of a shorter, more direct route from the Midwest to Southern California, Route 66 also became known for its scenic vistas. By 1930, many Americans were using the highway as a tourist route to see natural wonders of the Southwest (Dedek, 2007:3-4). Citrus Avenue connected Covina directly to Route 66 to the north, near the city of Azusa (USGS Glendora Quadrangle Map, 1939).

Slightly to the south of Covina, Arroyo Avenue was signed as Highway 60/70/99 by 1939. The highway evolved into today's San Bernardino Freeway (also known as Interstate 10) which was constructed during the mid to late 1950s (CaliforniaHighways.org, n.d.). Citrus Avenue also connected the city to this highway to the south. There was much east-west automobile traffic in the region and the city of Covina provided major services such as gasoline, repair shops and a resting place for motorists.

As time went on and new technology emerged, the landscape of Covina slowly began to change. After World War II the orange groves which defined the City's landscape began to gradually disappear and were soon almost entirely replaced by residential housing and commercial buildings. As the automobile began to take over, Pacific Electric passenger service to Covina ceased in 1947 (Hall, 2007:120) and the City of Covina began to take the shape we see today. The automobile continued to hold a popular and significant presence in the community. The Clippinger Chevrolet dealership complex was constructed and then expanded at its present location on Citrus Avenue between 1952 and 1965. The Thunderfest Car Show has been held in Covina for twenty years since 1995, hearkening back to the automobile parades held in the early 1900s along Citrus Avenue (Thunderfest website, n.d.; Hall, 2011: 50)

4.0 BACKGROUND RESEARCH

4.1 CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

On February 10, 2016, Rincon Cultural Resource Specialist Breana Campbell conducted a search of cultural resource records housed at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC) located at California State University, Fullerton. The search was conducted to identify all previously conducted cultural resources work as well as identify any previously recorded cultural resources within a one-half mile radius of the project area. The CHRIS search included a review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, and the California State Historic Resources Inventory list. The records search also included a review of all available historic USGS 7.5- and 15-minute quadrangle maps.

4.1.1 Previously Conducted Cultural Resource Studies

The SCCIC records search identified 5 previous studies within a 0.5-mile radius of the project area (Table 1), none of which included the project area.

Table 1
Previously Conducted Studies Within a 0.5-Mile Radius of the Project Area

SCCIC Report No.	Author	Year	Study	Proximity to Project Area
LA-05001	Maki, Mary K.	2000	Negative Phase 1 Archaeological Survey of Approximately 0.5 Acres for the Senior Housing Creation Project 522 and 554 North Citrus Avenue Covina, California 91723	Outside
LA-07239	Bonner, Wayne H.	2004	Cultural Resource Records Search Results and Site Visit for Sprint Telecommunications Facility Candidate La60xc008g (Covina Plaza), 948 North Citrus Avenue, Covina, Los Angeles County, California	Outside
LA-10641	Tang, Bai "Tom"	2010	Preliminary Historical/Archaeological Resources Study, San Bernardino Line Positive Train Control Project, Southern California Regional Rail Authority, Counties of Los Angeles and San Bernardino	Outside
LA-11223	Loftus, Shannon	2011	Cultural Resource Records Search and Site Survey - Clear Wireless, LLC Site CALOS0119A Covina Center for the Performing Arts, 104 North Citrus Avenue, Covina, Los Angeles County, California 91723	Outside
LA-11573	Bonner, Wayne	2011	Cultural Resources Records Search and Site Visit Results for T-Mobile USA Candidate IE24144-A (Legacy), 410 West Badillo Street, Covina, Los Angeles County, California	Outside

Source: South Central Coastal Information Center, February 2016.

4.1.2 Previously Recorded Cultural Resources

The SCCIC records search identified 2 previously recorded cultural resources within a 0.5-mile radius of the project area (Table 2). Neither of the resources is within the project area but because of the proximity of one of the resources to the proposed project Site B, it will be discussed below.

Table 2
Previously Recorded Cultural Resources Within a 0.5-Mile Radius of the Project Area

Primary Number	Description	NRHP/CRHR Eligibility Status	Recorded By and Year	Proximity to Project Area
19-187085	The Mojave Road	Historical landmark	S. Elder 1989;	Outside
19-189466	Covina Theater	Recommended ineligible for NRHP; not evaluated for CRHR	S. Loftus 2011	Outside

Source: South Central Coastal Information Center, February 2016.

The Mojave Road is California Historical Landmark No. 963. A segment of the Mojave Road is located approximately 1.5 blocks south of the proposed project's Site B. The Mojave Road was once utilized as a Native American trail, a federal government supply and mail route, and a freight route. The path was first used by Mohave Indians as a trade route. After California became a United States territory the route became a U.S. Army wagon road used to transport supplies from the city of Los Angeles to Fort Mojave during the 1860s. This route ran from Drum Barracks in Wilmington (Los Angeles Harbor area) north into what is now downtown Los Angeles, then east toward San Bernardino, north over the Cajon Pass and to the Mojave River, then east along the river and across the Mojave Desert to the Nevada state line near the Colorado River and Fort Mojave, Arizona (Porretta, 1984).

Mail was also carried over the Mojave Road during 1866-68 and 1875-83. The army abandoned the road in 1871 but commercial freighters and public travelers continued to utilize it. The Atlantic and Pacific Railroad was built approximately 20 miles to the south in the early 1880s. After the completion of the railroad, traffic on the Mojave Road decreased and the road lost importance. Most of the route – an estimated 90% - was reported to be on lands administered in modern day by the Bureau of Land Management (Porretta, 1984; Hillier, 1984). In the early 1980s volunteers cleared an approximately 130 mile segment of the road between the Colorado River and Camp Cady and began using it as a recreational road for 4-wheel-drive vehicles (Porretta, 1984).

4.2 NATIVE AMERICAN HERITAGE COMMISSION

Rincon contacted the Native American Heritage Commission (NAHC) to request a review of the Sacred Lands File (SLF) on February 11, 2016. In anticipation of the response from the NAHC, Rincon mailed anticipatory letters on February 12, 2016 to ten tribal groups or individuals who are known to Rincon to have affiliations to the project vicinity and surrounding area. Rincon received the results of the SLF request on February 17, 2016, and sent additional letters to six tribal members or groups who were not contacted on February 12, 2016.

One response was received from Chairperson Andrew Salas of the Gabrieleno Band of Mission Indians. Chairperson Salas expressed concern over the presence of several Gabrieleno villages near the project area. Chairperson Salas also indicated that he would like to be kept informed as the project develops.

4.3 ARCHIVAL RESEARCH

Archival research was completed in February and March 2016. Research methodology focused on the review of a variety of primary and secondary source materials relating to the history and development of the property. Sources included, but were not limited to, historic maps, aerial photographs, and written histories of the area. The following repositories, publications, and individuals were contacted to identify known historical land uses and the locations of research materials pertinent to the project area:

- City of Covina Building Permits
- City of Covina City Directories

- Covina Valley Historical Society Archives
- Historic aerial photographs
- Sanborn Fire Insurance Company Maps
- *Covina Argus* archives
- Other sources as noted in the references list

5.0 FIELDWORK

5.1 SURVEY METHODS

Rincon Senior Architectural Historian Shannon Carmack conducted an intensive pedestrian survey of the project area on February 8, 2016. Because the project area is completely developed (containing standing buildings and structures, paved surfaces), no archaeological survey was conducted for the project. Ms. Carmack surveyed all built environment features within the project area and immediate vicinity. Each building and structure was inspected and photographed. Ms. Carmack documented the fieldwork using field notes and digital photographs which are on file at Rincon's Los Angeles, California office.

6.0 FINDINGS

The project area is occupied by standing buildings and paved surfaces (such as parking lots and sidewalks). The project area encompasses four separate sites within a developed, urban context. Three of the sites contain buildings and structures constructed over 45 years ago and were evaluated for historic significance. The remaining site contains a vacant parking lot.

6.1 ARCHITECTURAL DESCRIPTIONS

6.1.1 137 W. San Bernardino Road

The subject property is a former auto dealership at the northwest corner of San Bernardino Road and Citrus Avenue consisting of two buildings and parking lots on a 3.7 acre parcel which spans between Citrus Avenue and 3rd Avenue. Building permits for the property describe the buildings as Building A, B, C, and D; however they appear to be connected and include a showroom, service bays and offices. The auto dealership facility has roughly a U-shaped plan with a showroom building that projects to the south and fronts San Bernardino Road. There is a large parking lot at east end of the property at the corner of San Bernardino Road and Citrus Avenue, and smaller parking lots at the west end of the property adjacent to 3rd Avenue.

The showroom building is a one-story building that projects to the south off of the larger U-shaped building complex. It is raised on a podium above grade and is constructed of concrete block. It has an irregular plan and flat roofs of various heights. It features a large expanse of glass storefront windows. The flat roof projects past the walls and is supported by squared wood posts creating patio areas on either side of the showroom. The primary entrance is on the south elevation. A small flight of steps as well as a handicap ramp lead to steel and glass double doors. A short distance to the west there is an additional flight of steps which leads to another

steel and glass entry door on the west elevation of the showroom. There is one additional single door that appears to be wooden on the same elevation.

The eastern elevation of the showroom contains of glass storefront windows and steel and glass doors, as well as concrete block walls. Along the length of the east side of the building there are six single-paned windows and a single entry door that appears to be wooden. This portion of the building has a low, flat roof with a slight overhang. Signage on the wall identifies a recessed entry for the waiting room and cashier. This area is not clearly visible from the public right of way. The northeast corner of the building connects to the portion of the building complex that contains the service bays and offices which extends to the east towards Citrus Avenue. Its south elevation features a flat roof and contains two large, aluminum paneled roll-up doors with a strip of ribbon windows across their width. The service bays are located in the interior of the property thus are not visible from the public right of way.

At the southeast corner of the building complex there appears to be a small addition wrapping around the corner of the service building. It is constructed of concrete block and has a low, flat roof with a broad overhang. At least two sets of steps lead to a walkway that wraps around the building and is enclosed by iron railing. The south and east elevations contain several windows and single entry doors which are not clearly visible from the public right of way. The remainder of the east elevation is composed of the flat-roofed wall to the service bay area. It does not contain any entry doors or fenestration.

At the northern edge of the property are two long buildings that contain inward-facing service bays. Between the two buildings a gated driveway off of Geneva Place allows entry to the interior of the property.

To the west of the showroom a warehouse building extends towards 3rd Street. It has a flat roof and no entries or fenestration on the south elevation. Its west elevation features a loading dock with an aluminum coiling door as well as a set of steps and railing leading to a single door that appears to be wooden. To the north of the warehouse building is a paved area with service bays between the northern and southern wings of the complex (Photographs 1-5).



Photograph 1. Showroom, view to northeast.



Photograph 2. Showroom, parts, and office building, view to northwest.



Photograph 3. Corner offices and parking lot, view to northeast.



Photograph 4. Entrance to service bays on W. Geneva Place, view to the west.



Photograph 5. Looking east into service bays from North 3rd Avenue.

6.1.2 141 West Geneva Place

The subject property contains an industrial building, a warehouse and two smaller shed-like buildings. At the eastern end of the property is a rectangular-massed building with an open interior that provides parking and additional workspace. The building complex is constructed of concrete block and has a flat roof. The primary entry is on the south elevation consisting of two steps leading to a recessed entry with a steel door. Adjacent to this is large, steel, roll-up door for automobiles. Above this is a parapet with letters in relief reading: "Paint and Body Shop". Further east on this elevation is a second single steel door in a recessed entry. The western elevation has a single entry door which is not clearly visible from the public right of way. The eastern and north elevations do not appear to have fenestration or entries. A hand-painted sign on the east elevation designates the building as a "Collision Center". The northwest corner of the building appears to be an addition; it features a rectangular plan and a gabled roof that contrasts the rest of the structure. West of the building is a parking lot on which there are two small structures that appear to be steel sheds with flat roofs. They are at the rear of the parking lot thus are not clearly visible. At the western end of the parcel at the corner of Geneva Place and 3rd Avenue is a warehouse with a roughly L-shaped footprint. It is clad with steel vertical siding and has a very low-pitched gabled roof on the main portion of the building and a shed roof on the smaller portion of the building. The south elevation has a flight of steps leading to a single steel entry door. Next to the entry door is a steel, roll-up door over a concrete landing. In front of these two doors is a driveway exiting to Geneva Place with steel railings separating the staircase from the driveway and steel railings separating the driveway from the public right of way. The north, east and west elevations appear to have no fenestration or entries (Photograph 6 and 7).



Photograph 6. Collision Center, view to northwest.



Photograph 7. Warehouse at W. Geneva Place and N. 3rd Ave, view to northeast.

6.1.3 401 N. Citrus Avenue

The subject property is a modest Mediterranean Revival-style service garage located at the northwest corner of Citrus Avenue and Orange Street. The wood-frame structure is single-story, rectangular in plan and clad in smooth stucco. It has a flat roof with parapet and a sloped façade clad in red barrel tile. The primary entry is on the east elevation via a pair of large open automotive service bay entrances. These open bays are secured with metal folding security gates. The bays comprise the majority of the east elevation; in addition, there is one fixed, three-

pane window framed in wood within a recessed bay. The south elevation has a rectangular window opening that has been boarded over and painted. There is another large rectangular recess where a service bay was enclosed. The west elevation features four wood-frame sash windows obscured by security bars. The north elevation appears to have a small window with a wooden frame that has been boarded over and painted. The structure is set back from the lot and faces east towards Citrus Avenue. The northeast corner of the subject building connects to the building on the adjacent lot (Photograph 8 and 9).



Photograph 8. Auto service building, view to the west



Photograph 9. Auto service building, view to the northeast

7.0 EVALUATION OF SIGNIFICANCE

The subject properties were evaluated for listing in the National Register, the California Register and for designation as City of Covina Landmarks or Structures of Merit.

7.1 137 W. SAN BERNARDINO ROAD

The subject property was constructed between 1952 and 1965, for Isaiah Hale Clippinger's auto dealership, parts, and service shop known as Clippinger Chevrolet. Isaiah Hale Clippinger was born in approximately 1878 in Iowa (Federal Census, 1930). He moved to Covina with his wife Ruth and son Norman in 1929 and took ownership of the auto dealership located at the corner of Covina Boulevard and Citrus Avenue. Clippinger had been a senior member of the Clippinger-Kincaid Chevrolet agency at 7th St. and Central Avenue in Los Angeles and then was owner of the Clippinger Buick service facility at 7th and Mercant [sic] Streets (Covina Argus, 1929a and b).

In 1953, Clippinger relocated his dealership to its current location, citing the need for more modern facilities and customer conveniences. The previous year, Clippinger applied for a permit to construct a new garage and showroom, at a cost of $59,500. No architect was listed on the permit, the builder was noted as R.B Searles. In 1956, a new office building constructed of concrete block and asbestos was added to the property, constructed for $7,500. Building permits also note the construction of several additional offices through 1960. In 1965, the property was expanded to its extant arrangement. The southwestern portion of the site remained relatively unchanged; however, several structures were demolished or expanded to construct the current facility. The 1965 expansion was designed by engineering firm, R. C. Quale & Associates and constructed by D.E. Weese Construction Company. No consequential information was discovered about the architect/engineer or builder. Construction costs for buildings A-D exceeded $400k.

The Clippinger dealership was very successful throughout its years of operation, with its top sales staff reporting sales of over 500 cars per month during the 1960s and 1970s. The dealership heavily advertised through newspapers and television ads, often using famous actors and racing personalities to bring in prospective buyers to the dealership. Following (Isaiah) Hale's death, his son Norman headed the business. At one time, Norman's son John also headed the business, but after his death Norman returned (OneOwnerCollectorCar.com, n.d.). The subject property was sold to Hassen Imports Partnership in 2004 and then to Bentley Real Estate LLC in 2013 (U.S. Bankruptcy Court, 2012; First American Title Company, n.d.).

The subject property was constructed between 1952 and 1965 and, since its construction, has undergone alterations that have affected its integrity. These include replacement of windows and doors, connecting of adjacent buildings, enclosing of openings and modifications to walls and roofs (dates unknown). The property is not eligible for listing in the National or California registers, nor is it a contributor to a larger National or California Register-eligible historic district. The building at 137 W. San Bernardino Road does not appear to be eligible under CRHR Criterion 1/NRHP Criterion A for its associations with historical events. While the

property was once owned by the Clippinger family, none of the Clippingers who operated the business were found to be directly associated with the history or development of the city or region. Therefore, it does not appear eligible under CRHR Criterion 2/NRHP Criterion B. The property is an unremarkable example of a modern automobile dealership building with additions over the years. No consequential information about the architect was discovered. For these reasons, the building does not appear eligible under CRHR Criterion 3/NRHP Criterion C for its architectural associations. Additionally, no evidence was found to warrant consideration under CRHR Criterion 4/NRHP Criterion D. The property is also not eligible as a contributor to a larger historic district. For these same reasons, the property does not appear eligible for local designation under any of the City of Covina's designation criteria.

7.2 141 WEST GENEVA PLACE

The subject property contains an automotive service center built in 1965. There is also a warehouse structure on the west end of the property which was constructed in 1979. Historic research failed to ascertain the architect or contractor for either. Walt Pittillo operated an auto service station on the property, either solely or in a partnership with Lyle Daugherty, as early as 1946 through at least 1957. Walt Pittillo was a race car owner and enthusiast. He owned the "Covina Special" with his brother and raced it in local tracks such as the Legion Tri-City Speedway near San Bernardino and the Culver City Speedway. Subsequently the Clippinger family operated a "collision center" on the property in connection with the Chevrolet dealership across the street. The Clippinger family sold the property in 2004 to Hassen Imports Partnership. Bentley Real Estate LLC acquired it in 2013. The Clippinger family was long-time owners of the Covina Chevrolet dealership.

Although the property is associated with automobile-related activities occurring in Covina it is not considered individually significant. The facility is not a remarkable example of a particular style or design.

The building at 141 W. Geneva Place does not appear to be eligible under CRHR Criterion 1/NRHP Criterion A for its associations with historical events. While the property was once owned by the Clippinger family and owned or occupied by Walt Pittillo, neither the Clippingers nor Pittillo were found to be directly associated with the history or development of the city or region. Therefore, it does not appear eligible under CRHR Criterion 2/NRHP Criterion B. The property is an unremarkable example of an industrial-type building housing a collision repair center and does not possess any character-defining features of a style or method of construction. No information about the original architect/builder was discovered through archival or building permit research. For these reasons, the building does not appear eligible under CRHR Criterion 3/NRHP Criterion C for its architectural associations. Additionally, no evidence was found to warrant consideration under CRHR Criterion 4/NRHP Criterion D. The property is also not eligible as a contributor to a larger historic district. For these same reasons, the property does not appear eligible for local designation under any of the City of Covina's designation criteria.

7.3 401 NORTH CITRUS AVENUE

The subject building was constructed on the main artery through the community of Covina. Records state a construction date of 1931; however, a *Covina Argus* newspaper article reported that Verner Johnson had moved his automotive service business to the corner of Citrus and Orange Streets in 1923.

The original architect and builder are unknown. The building functioned over the years as an automotive service center, a tire shop, and a gas station. In 1932, Tex Gentry operated an automotive service station and gasoline and oil sales, which were taken over by Verne Johnson by 1933. At that time Johnson added two "ultra-modern" pumps that registered the number of gallons and sales as the fuel was being pumped. In 1934, the building was renovated by replacing the front of the building to be more open; folding iron grills replaced glass across the width of the building. The open space in front of the station contained two pumps near the corner of the lot. Johnson's business also performed battery and tire service and automotive electrical work, and existed through at least 1937.

In 1947 the occupants were George Ross Tires and Winn & Harris Gas. Bob Conlon's Tire Service moved into the building in 1948. By 1951 Conlon began offering Union Oil products; in later years the business was listed as Bob Conlon Union Service, occupying the building through at least 1960. From 1966 through 1975 the occupant was Dumford Union Service Station. The property was acquired by IMI Real Estate and then in 2004 by Hassen Imports Partnership. Bentley Real Estate LLC acquired the property in 2013. No consequential information about the former owners or occupants was found.

The building is set far back on the lot to allow for various automobiles to drive onto the property. The building has openings facing Citrus Avenue utilized for the automotive service bays. It has housed businesses that delivered gasoline, performed battery and tire service, auto electrical work, as well as a gas station over many decades. The building is Mediterranean Revival style, a popular period revival style during the time period the building was constructed.

Covina is long-known to have a strong tie to the automobile – in 1906 it claimed the highest per capita ownership of cars in the country. Having the ability to travel to larger urban centers such as Los Angeles likely spurred Covina residents to high levels of automobile ownership. During the early and mid-twentieth century the city was located between two important transportation corridors through the region: south of the city was Highway 60/70/99 which became the San Bernardino Freeway, and north of the city was Route 66. Citrus Avenue connected Covina to these major highways. Businesses in the city, particularly in the vicinity of the subject building, provided a variety of services for local and visiting motorists. Historian Ann Hall states that the popularity of the automobile changed the face of Citrus Avenue. Constructed in the 1920s, the subject building is an early example of this long-continuing automotive theme along Citrus Avenue. The building at 401 N. Citrus Avenue does not appear to be eligible under CRHR Criterion 1/NRHP Criterion A for its associations with historical events. Despite early associations with the automobile industry in Covina, the subject property has been altered such that it can no longer convey these associations. The property is largely devoid of any

characteristics related to its original automobile industry function. The removal of important character-defining features associated with the early automobile industry, including the gasoline pump island and all automotive-related signage and equipment, greatly impacts the property's integrity of feeling and association. Other identified alterations include the removal of a sliding door, window openings and infill of a large door opening. The large concrete pad at the building's front (east elevation) currently serves as empty space that lacks any signage or equipment related to the property's original function. Looking at the property today, its historical function is not at all clear.

While the property has had a variety of owners, all related to the automobile industry, none were found to be directly associated with the history or development of the city or region. Therefore, the subject property does not appear eligible under CRHR Criterion 2/NRHP Criterion B.

The subject property is an altered and unremarkable example of a Mediterranean-revival style commercial building, and lacks any distinctive characteristics of the style. No information about the original architect/builder was discovered through archival or building permit research. For these reasons, the building does not appear eligible under CRHR Criterion 3/NRHP Criterion C for its architectural associations.

No evidence was found to warrant consideration under CRHR Criterion 4/NRHP Criterion D. The property is also not eligible as a contributor to a larger historic district.

In consideration of the subject property's lack of original equipment, signage, or design features related to the automobile industry; its altered and unremarkable architecture; and its diminished integrity of design, setting, workmanship, feeling, and association, the subject property appears not eligible under all CRHR and NRHP designation criteria and integrity requirements. For these same reasons, the property does not appear eligible for local designation under any of the City of Covina's designation criteria.

8.0 RECOMMENDATIONS

8.1 ARCHAEOLOGICAL RESOURCES

Background research conducted for this study found no previously recorded archaeological resources within the project area. However, a segment of the Mojave Road, which is a designated California Historical Landmark, is located approximately 1.5 blocks south of the proposed Site B. The Mojave Road was once utilized as a Native American trail, a federal government supply and mail route, and a freight route.

The Native American Heritage Commission (NAHC) search revealed that no Native American cultural resources are listed on the Sacred Lands File within or near the project area. Consultation with local Native American groups however, identified several known Gabrielino villages in the surrounding area, indicating that the project area may be sensitive for buried cultural resources below the existing infrastructure. The lack of known cultural resources within

or near the project area is likely due to the development of the region which predates CEQA and other regulatory statutes for cultural resources. An archaeological survey was not conducted because the area is completely paved and there is no ground visibility.

Based on the results of the records search, Native American and local consultation, background research conducted for the region, and the built environment survey, Rincon recommends that archaeological and Native American monitoring take place during all ground disturbance activities for the proposed project. These recommendations are discussed in greater detail below.

CR-1 **Archaeological and Native American Monitoring.** Rincon recommends archaeological and Native American monitoring of all project-related ground-disturbance activities for the proposed Covina Condos Project under the direction of an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (NPS 1983). A Native American monitor should be retained who has familiarity with the local archaeology. If archaeological resources are encountered during ground-disturbing activities, all earth disturbing work within 50-feet of the discovery shall be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. Evaluation of significance for the find may include the determination of whether or not the find qualifies as an archaeological site. Isolated finds typically do not qualify as historical resources under CEQA and therefore require no management consideration under CEQA. Should any resource(s) be identified, an evaluation of eligibility for the CRHR may be required through the development of a treatment plan including a research design and subsurface testing through the excavation of test units and shovel test pits. After effects to the find have been appropriately mitigated, work in the area may resume. Mitigation of effects to the find may include a damage assessment of the find, archival research, and/or data recovery to remove any identified archaeological deposits, as determined by a qualified archaeologist.

CR-2 **Unanticipated Discovery of Human Remains.** If human remains are found, State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In accordance with this code, in the event of an unanticipated discovery of human remains, the Los Angeles County Coroner would be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD would complete the inspection of the project area within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

8.2 BUILT ENVIRONMENT RESOURCES

Four properties were identified within the project area of the current undertaking. An auto dealership, a collision repair center and associated warehouse, and a former gas/service station are within the project area and were evaluated for the NRHP, the CRHR, and for the City of

Covina's register of landmarks and structures of merit. Rincon finds the properties not eligible under all NRHP, CRHR, and City designation criteria and integrity requirements. As such, these properties are not considered historical resources under CEQA. Further, the proposed project will have a less-than-significant impact on historical resources under CEQA.

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Appendix A

Records Search Results

Appendix B

Native American Correspondence

NATIVE AMERICAN HERITAGE COMMISSION
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710
(916) 373-5471 FAX

February 17, 2016

Breana Campbell
Rincon Consultants, Inc.

Sent via e-mail: bcampbell@rinconconsultants.com
Number of pages: 3

RE: Proposed Covina Condos Assessment Project, City of Covina, Baldwin Park USGS Quadrangle, Los Angeles County, California

Dear Ms. Campbell:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties. Please note that the intent above reference codes is to mitigate impacts to tribal cultural resources, as defined, for California Environmental Quality Act (CEQA) projects.

As of July 1, 2015, Public Resources Code Sections 21080.1, 21080.3.1 and 21080.3.2 require public agencies to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose mitigating impacts to tribal cultural resources:

> Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section. (Public Resources Code Section 21080.1(d))

The law does not preclude agencies from initiating consultation with the tribes that are culturally and traditionally affiliated with their jurisdictions. The NAHC believes that in fact that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

In accordance with Public Resources Code Section 21080.1(d), formal notification must include a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation. The NAHC believes that agencies should also include with their notification letters information regarding any cultural resources assessment that has been completed on the APE, such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

   - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE;
   - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
   - If the probability is low, moderate, or high that cultural resources are located in the APE.
   - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the potential APE; and
   - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

   - Any report that may contain site forms, site significance, and suggested mitigation measurers.

     All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for pubic disclosure in accordance with Government Code Section 6254.10.

3. The results of any Sacred Lands File (SFL) check conducted through Native American Heritage Commission. A search of the SFL was completed for the USGS quadrangle information provided with negative results.

4. Any ethnographic studies conducted for any area including all or part of the potential APE; and

5. Any geotechnical reports regarding all or part of the potential APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the case that they do, having the information beforehand well help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at my email address: gayle.totton@nahc.ca.gov.

Sincerely,

Gayle Totton
Associate Governmental Program Analyst

Native American Heritage Commission
Tribal Consultation List
Los Angeles County
February 17, 2016

Soboba Band of Luiseno Indians
Rosemary Morillo, Chairperson; Attn: Carrie Garcia
P.O. Box 487 Luiseno
San Jacinto , CA 92581 Cahuilla
carrieg@soboba-nsn.gov
(951) 654-2765

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina , CA 91723
gabrielenoindians@yahoo.com Gabrielino
(626) 926-4131

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693 Gabrielino Tongva
San Gabriel , CA 91778
GTTribalcouncil@aol.com
(626) 483-3564 Cell

Gabrielino /Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., #231 Gabrielino Tongva
Los Angeles , CA 90012
sgoad@gabrielino-tongva.com
(951) 807-0479

Gabrielino Tongva Indians of California Tribal Council
Robert F. Dorame, Tribal Chair/Cultural Resources
P.O. Box 490 Gabrielino Tongva
Bellflower , CA 90707
gtongva@verizon.net
(562) 761-6417 Voice/Fax

Gabrielino-Tongva Tribe
Linda Candelaria, Co-Chairperson
1999 Avenue of the Stars, Suite 1100
Los Angeles , CA 90067
Gabrielino
(626) 676-1184 Cell

This list is current only as of the date of this document.
Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Sections 65352.3, 65362.4 et seq. and Public Resources Code Sections 21080.3.1 for the proposed
Covina Condos Assessment Project, City of Covina, Baldwin Park USGS Quadrangle, Los Angeles County, California.

Rincon Consultants, Inc.
180 North Ashwood Avenue
Ventura, California 93003

805 644 4455
FAX 644 4240

info@rinconconsultants.com
www.rinconconsultants.com

February 12, 2016

John Tommy Rosas
Tongva Ancestral Territorial Tribal Nation
Email: tattnlaw@gmail.com

RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles County, California

Dear Mr. Rosas:

Rincon Consultants, Inc. (Rincon) has been retained to conduct a cultural resources study for the proposed Covina Condos Project in the City of Covina, Los Angeles County, California. The proposed project consists of the development of three project sites. Proposed work on each of the three sites includes the construction of mixed use developments. The proposed project is subject to the California Environmental Quality Act (CEQA).

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If you have knowledge of cultural resources that may exist within or near the project area, please contact me in writing at the above address or scarmack@rinconconsultants.com or at 562-676-5485. Thank you for your assistance.

Sincerely,

Shannon Carmack
Architectural Historian

Enclosure: Project Location Map

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February 12, 2016

Anthony Morales
Gabrielino/Tongva San Gabriel Band of Mission Indians
P.O. Box 693
San Gabriel, CA 91778

RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles County, California

Dear Mr. Morales:

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February 12, 2016

Sandonne Goad
Gabrielino/Tongva Nation
P.O. Box 86908
Los Angeles, CA 90086

RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles County, California

Dear Ms. Goad:

Rincon Consultants, Inc. (Rincon) has been retained to conduct a cultural resources study for the proposed Covina Condos Project in the City of Covina, Los Angeles County, California. The proposed project consists of the development of three project sites. Proposed work on each of the three sites includes the construction of mixed use developments. The proposed project is subject to the California Environmental Quality Act (CEQA).

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February 12, 2016

Bernie Acuna
Gabrielino-Tongva Tribe
P.O. Box 180
Bonsall, CA 92003

RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles County, California

Dear Mr. Acuna:

Rincon Consultants, Inc. (Rincon) has been retained to conduct a cultural resources study for the proposed Covina Condos Project in the City of Covina, Los Angeles County, California. The proposed project consists of the development of three project sites. Proposed work on each of the three sites includes the construction of mixed use developments. The proposed project is subject to the California Environmental Quality Act (CEQA).

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February 12, 2016

Linda Candelaria
Gabrielino-Tongva Tribe
P.O. Box 180
Bonsall, CA 92003

RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles County, California

Dear Ms. Candelaria:

Rincon Consultants, Inc. (Rincon) has been retained to conduct a cultural resources study for the proposed Covina Condos Project in the City of Covina, Los Angeles County, California. The proposed project consists of the development of three project sites. Proposed work on each of the three sites includes the construction of mixed use developments. The proposed project is subject to the California Environmental Quality Act (CEQA).

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February 12, 2016

Andrew Salas
Gabrielino Band of Mission Indians
P.O. Box 393
Covina, CA 91723

RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles County, California

Dear Mr. Salas:

Rincon Consultants, Inc. (Rincon) has been retained to conduct a cultural resources study for the proposed Covina Condos Project in the City of Covina, Los Angeles County, California. The proposed project consists of the development of three project sites. Proposed work on each of the three sites includes the construction of mixed use developments. The proposed project is subject to the California Environmental Quality Act (CEQA).

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February 12, 2016

Conrad Acuna
Gabrielino-Tongva Tribe
P.O. Box 180
Bonsall, CA 92003

RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles County, California

Dear Mr. Acuna:

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February 12, 2016

Sam Dunlap
Gabrielino/Tongva Nation
P.O. Box 86908
Los Angeles, CA 90086

RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles County, California

Dear Mr. Dunlap:

Rincon Consultants, Inc. (Rincon) has been retained to conduct a cultural resources study for the proposed Covina Condos Project in the City of Covina, Los Angeles County, California. The proposed project consists of the development of three project sites. Proposed work on each of the three sites includes the construction of mixed use developments. The proposed project is subject to the California Environmental Quality Act (CEQA).

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February 12, 2016

LA City/County Native American Indian Commission
Ron Andrade, Director
3175 West 6th Street, Rm. 403
Los Angeles, CA 90020
randrade@css.lacounty.gov

RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles County, California

Dear Mr. Andrade:

Rincon Consultants, Inc. (Rincon) has been retained to conduct a cultural resources study for the proposed Covina Condos Project in the City of Covina, Los Angeles County, California. The proposed project consists of the development of three project sites. Proposed work on each of the three sites includes the construction of mixed use developments. The proposed project is subject to the California Environmental Quality Act (CEQA).

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February 12, 2016

Robert Dorame
Gabrielino Tongva Indians of California Tribal Council
P.O. Box 490
Bellflower, CA 90707

RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles County, California

Dear Mr. Dorame:

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March 1, 2016

Anthony Morales
Gabrielino/Tongva San Gabriel Band of Mission Indians
P.O. Box 693
San Gabriel, CA 91778

RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles County, California

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March 1, 2016

Sandonne Goad
Gabrielino/Tongva Nation
106 ½ Judge John Aiso St., #231
Los Angeles, CA 90012

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March 1, 2016

Linda Candelaria
Gabrielino-Tongva Tribe
1999 Avenue of the Stars, Suite 100
Los Angeles, CA 90067

RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles County, California

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P.O. Box 490
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March 1, 2016

Chairperson Rosemary Morillo
Attn: Carrie Garcia
P.O. Box 487
San Jacinto, CA 92581

RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles County, California

Dear Chairperson Morillo:

Rincon Consultants, Inc. (Rincon) has been retained to conduct a cultural resources study for the proposed Covina Condos Project in the City of Covina, Los Angeles County, California. The proposed project consists of the development of four project sites. Proposed work on each of the four sites includes the construction of mixed use developments. The proposed project is subject to the California Environmental Quality Act (CEQA).

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Enclosure: Project Location Map

Appendix C

Resource Records

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code | Reviewer | Date

*Resource Name or #: 137 W. San Bernardino Road

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** *Baldwin Park* **Date:** 1966, photorevised 1981 **T** 2S; **R** 10W; **¼ of** **¼ of Sec** **;** M.D. **B.M.**

c. Address: 137 W. San Bernardino Road City: Covina Zip: 91723

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 8431-015-042

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a former auto dealership at the northwest corner of San Bernardino Road and Citrus Avenue consisting of two buildings and parking lots on a 3.7 acre parcel which spans between Citrus Avenue and 3rd Avenue. Building permits for the property describe the buildings as Building A, B, C, and D, however they appear to be connected and include a showroom, service bays and offices. The auto dealership facility has roughly a U-shaped plan with a showroom building that projects to the south and fronts San Bernardino Road. There is a large parking lot at east end of the property at the corner of San Bernardino Road and Citrus Avenue, and smaller parking lots at the west end of the property adjacent to 3rd Avenue (See Continuation Sheets).

***P3b. Resource Attributes:** (List attributes and codes) 1-story commercial building, HP6

***P4. Resources Present:** ☑Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View northeast; February 8, 2016

***P6. Date Constructed/Age and Sources:** ☑Historic
☐Prehistoric ☐Both
1965, City of Covina Building Permits and Los Angeles County Assessor records

***P7. Owner and Address:**
Bentley Real Estate
100 N. Barranca Street, Suite 900
West Covina, CA 91791

***P8. Recorded by:** (Name, affiliation, and address)
Shannon Carmack
Rincon Consultants, Inc.
180 N. Ashwood
Ventura, CA 93003

***P9. Date Recorded:**
February 8, 2016

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Cultural Resources Study for the Covina Condos Project, City of Covina, California, 2016.

***Attachments:** ☐NONE ☑Location Map ☐Sketch Map ☑Continuation Sheet ☑Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

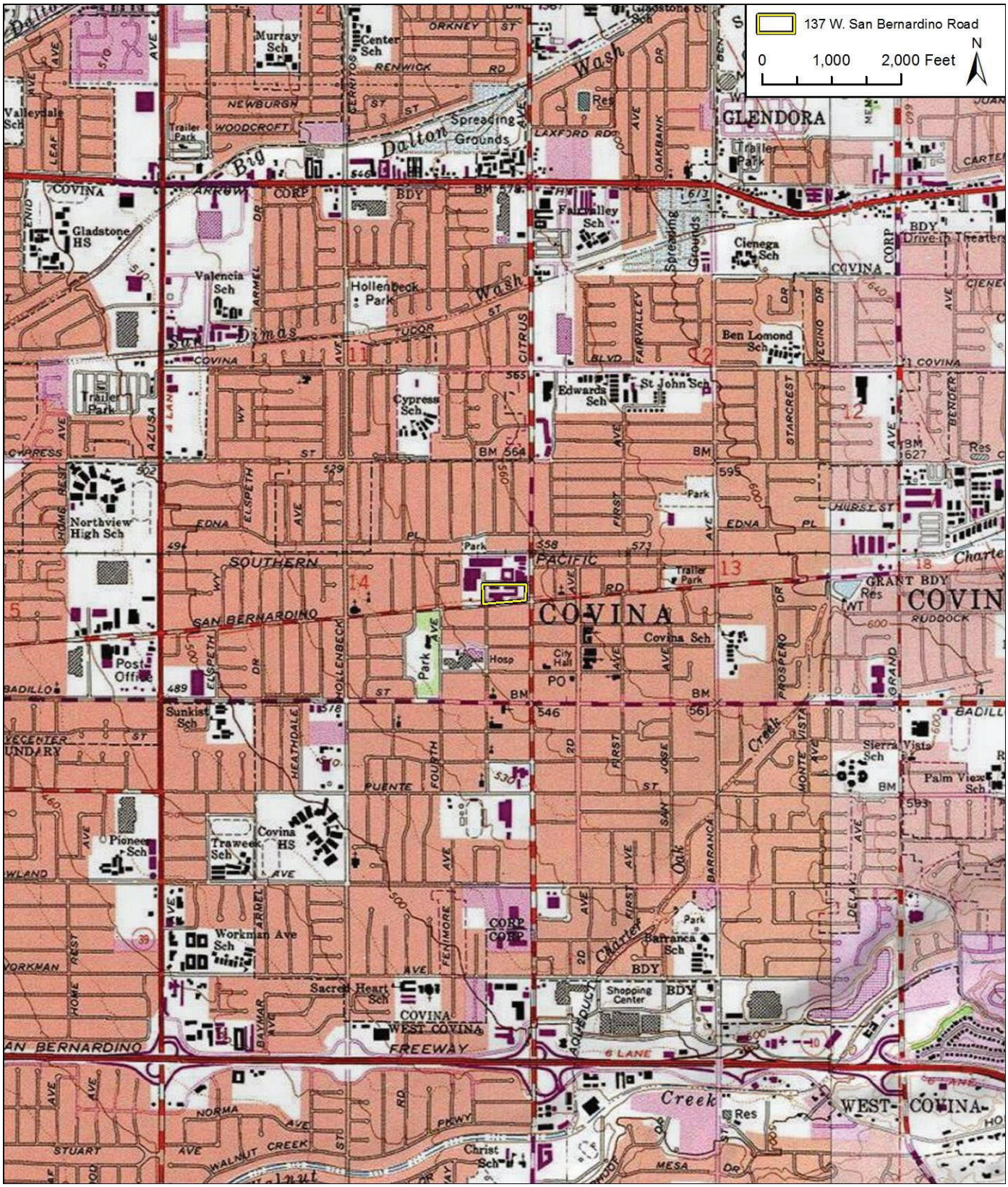
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

***Resource Name or #:** 137 W. San Bernardino Road

***Map Name:** Baldwin Park, CA ***Scale:** 1: 24,000 ***Date of Map:** 2015 (electronic)



*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 137 W. San Bernardino Road

B1. Historic Name: Clippinger Chevrolet
B2. Common Name: 137 W. San Bernardino Road
B3. Original Use: Auto Dealership & Service Center B4. Present Use: Commercial

***B5. Architectural Style:** Modern

***B6. Construction History:** (Construction date, alterations, and date of alterations) City building permits show in 1952 a new garage and showroom was constructed, followed by minor additions between 1952 and 1960. In 1965, the facility was expanded to include construction of new buildings and demolition of some of the original infrastructure. Permits noted the complex was comprised of Building A: offices and parts, Building B: automobile service, Building C: offices and service, and Building D: the body shop. These buildings all connect to form two main structures. Although building permits did not identify subsequent alterations, visible alterations exist to the buildings, including replacement of windows and doors, connecting of adjacent buildings, enclosing of openings and modifications to walls and roofs (dates unknown).

***B7. Moved?** ☑No ☐Yes ☐Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: R.C. Quale & Associates (engineers) b. Builder: D.E. Weese Construction Co.

***B10. Significance: Theme:** Commercial Development **Area:** Covina

Period of Significance: n/a **Property Type:** Commercial/ Industrial **Applicable Criteria:** n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property was constructed between 1952 and 1965, for Isaiah Hale Clippinger's auto dealership, parts, and service shop known as Clippinger Chevrolet. Isaiah Hale Clippinger was born in approximately 1878 in Iowa (Federal Census, 1930). He moved to Covina with his wife Ruth and son Norman in 1929 and took ownership of the auto dealership located at the corner of Covina Boulevard and Citrus Avenue. Clippinger had been a senior member of the Clippinger-Kincaid Chevrolet agency at 7th St. and Central Avenue in Los Angeles and then was owner of the Clippinger Buick service facility at 7th and Mercant [sic] Streets (*Covina Argus*, 1929a and b). In 1953, Clippinger relocated his dealership to its current location, citing the need for more modern facilities and customer conveniences. The previous year, Clippinger applied for a permit to construct a new garage and showroom, at a cost of $59,500. No architect was listed on the permit; the builder was noted as R.B Searles. In 1956, a new office building constructed of concrete block and asbestos was added to the property, constructed for $7,500. Building permits also note the construction of several additional offices through 1960. In 1965, the property was expanded to its extant arrangement. The southwestern portion of the site remained relatively unchanged; however several structures were demolished or expanded to construct the current facility. The 1965 expansion was designed by engineering firm, R. C. Quale & Associates and constructed by D.E. Weese Construction Company. No consequential information was discovered about the architect/engineer or builder. Construction costs for buildings A-D exceeded $400k. (See Continuation Sheet).

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

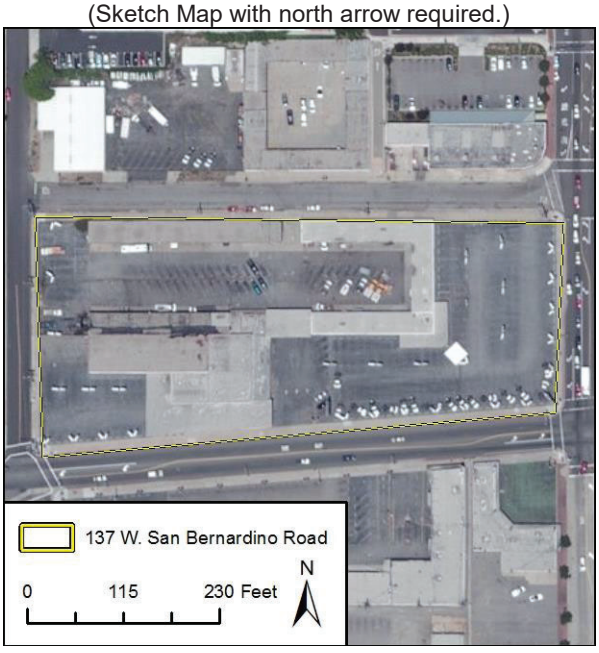
Los Angeles County Office of the Assessor
City of Covina building permits, var.
Historic aerial photographs
1930 Federal Census
Covina Argus, "Locals", February 21, 1930.
Covina Argus, "Personals", October 15, 1931, page 10.
Covina Argus "Hale Clippinger, Chevrolet Dealer for Valley, Goes to Weegar Building". December 1, 1933.
OneOwnerCollectorCar.com. "Clippinger Chevrolet". Accessed 2/4/16. http://www.oneownercollectorcar.com/index.php/dealerships/195-california-los-angeles-outskirts

B13. Remarks:

***B14. Evaluator:** Shannon Carmack; Rincon Consultants, Inc.

***Date of Evaluation:** February 8, 2016

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

P3a. Description, continued

The showroom building is a one-story building that projects to the south off of the larger U-shaped building complex. It is raised on a podium above grade and is constructed of concrete block. It has an irregular plan and flat roofs of various heights. It features a large expanse of glass storefront windows. The flat roof projects past the walls and is supported by squared wood posts creating patio areas on either side of the showroom. The primary entrance is on the south elevation. A small flight of steps as well as a handicap ramp lead to steel and glass double doors. A short distance to the west there is an additional flight of steps which leads to another steel and glass entry door on the west elevation of the showroom. There is one additional single door that appears to be wooden on the same elevation.

The eastern elevation of the showroom contains of glass storefront windows and steel and glass doors, as well as concrete block walls. Along the length of the east side of the building there are six single-paned windows and a single entry door that appears to be wooden. This portion of the building has a low, flat roof with a slight overhang. Signage on the wall identifies a recessed entry for the waiting room and cashier. This area is not clearly visible from the public right of way. The northeast corner of the building connects to the portion of the building complex that contains the service bays and offices which extends to the east towards Citrus Avenue. Its south elevation features a flat roof and contains two large, aluminum paneled roll-up doors with a strip of ribbon windows across their width. The service bays are located in the interior of the property thus are not visible from the public right of way.

At the southeast corner of the building complex there appears to be a small addition wrapping around the corner of the service building. It is constructed of concrete block and has a low, flat roof with a broad overhang. At least two sets of steps lead to a walkway that wraps around the building and is enclosed by iron railing. The south and east elevations contain several windows and single entry doors which are not clearly visible from the public right of way. The remainder of the east elevation is composed of the flat-roofed wall to the service bay area. It does not contain any entry doors or fenestration.

At the northern edge of the property are two long buildings that contain inward-facing service bays. Between the two buildings a gated driveway off of Geneva Place allows entry to the interior of the property.

To the west of the showroom a warehouse building extends towards 3rd Street. It has a flat roof and no entries or fenestration on the south elevation. On its west elevation it features a loading dock with an aluminum coiling door as well as a set of steps and railing leading to a single door that appears to be wooden. To the north of the warehouse building is a large paved area between the northern and southern wings of the complex which contain the service bays.

B10. continued

The Clippinger dealership was very successful throughout its years of operation, with its top sales staff reporting sales of over 500 cars per month during the 1960s and 1970s. The dealership heavily advertised through newspapers and television ads, often using famous actors and racing personalities to bring in prospective buyers to the dealership. Following (Isaiah) Hale's death, his son Norman headed the business. At one time, Norman's son John also headed the business, but after his death Norman returned (OneOwnerCollectorCar.com, n.d.). The subject property was sold to Hassen Imports Partnership in 2004 and then to Bentley Real Estate LLC in 2013 (U.S. Bankruptcy Court, 2012; First American Title Company, n.d.).

The subject property was constructed between 1952 and 1965 and has undergone alterations since its construction which have affected its integrity, including replacement of windows and doors, connecting of adjacent buildings, enclosing of openings and modifications to walls and roofs (dates unknown). The property is not eligible for listing in the National or California registers, nor is it a contributor to a larger National or California Register-eligible historic district. The property did not influence patterns of our history and is not associated with significant events or trends (Criteria A/1). Although associated with the Clippinger family, they are not considered persons significant in our past (Criteria B/2). The property is a modest example of a post-war automobile dealership; it does not embody the distinctive characteristics of a type, period, or method of construction, nor represent the work of a master (Criteria C/3). There is no reason to believe that the property may yield important information about prehistory or history (Criteria D/4). For these same reasons, the subject property does not appear eligible for designation as a City of Covina Landmark or Structure of Merit (Criteria 1-6).

B12. continued

Covina Argus. "Los Angeles Man New Owner of Valley Chevrolet Agency". September 6, 1929 (a)
Covina Argus. "Chevrolet Agency Owner Takes Residence". September 13, 1929 (b)
First American Title Company, property profile.
U.S. Bankruptcy Court Central District of CA Los Angeles Division, Case # 2:11-bk-42068-ER, Memorandum of Decision Regarding Single Asset Real Estate Determination. Filed March 7, 2012.



Showroom and service bays, view to the northwest



South elevation, view to the northwest



South elevation, view to the northeast



North elevation, view to the west



West elevation, view to the east looking into service bays



West elevation, view to the east

All photos taken February 8, 2016.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code | Reviewer | Date

*Resource Name or #: 141 W. Geneva Place

P1. Other Identifier:

***P2. Location:** ☐ Not for Publication ☑ Unrestricted ***a. County:** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** *Baldwin Park* **Date:** 1966, photorevised 1981 **T** 2S; **R** 10W; ¼ of ¼ of Sec ; M.D. **B.M.**

c. Address: 141 W. Geneva Place City: Covina Zip: 91723

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APNs 8431-014-015 and 8431-014-008

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property contains an industrial building, a warehouse and two smaller shed-like buildings. At the eastern end of the property is a rectangular-massed building with an open interior that provides parking and additional workspace. The building complex is constructed of concrete block and has a flat roof. The primary entry is on the south elevation consisting of two steps leading to a recessed entry with a steel door. Adjacent to this is large, steel, roll-up door for automobiles. Above this is a parapet with letters in relief reading: "Paint and Body Shop". Further east on this elevation is a second single steel door in a recessed entry. The western elevation has a single entry door which is not clearly visible from the public right of way. The eastern and north elevations do not appear to have fenestration or entries. A hand-painted sign on the east elevation designates the building as a "Collision Center". The northwest corner of the building appears to be an addition; it features a rectangular plan and a gabled roof that contrasts the rest of the structure. West of the building is a parking lot on which there are two small structures that appear to be steel sheds with flat roofs. They are at the rear of the parking lot thus are not clearly visible. At the western end of the parcel at the corner of Geneva Place and 3rd Avenue is a warehouse with a roughly L-shaped footprint. It is clad with steel vertical siding and has a very low-pitched gabled roof on the main portion of the building and a shed roof on the smaller portion of the building. The south elevation has a flight of steps leading to a single steel entry door. Next to the entry door is large, steel, roll-up door over a concrete landing. In front of these two doors is a large driveway exiting to Geneva Place with steel railings separating the staircase from the driveway and steel railings separating the driveway from the public right of way. The north, east and west elevations appear to have no fenestration or entries.

***P3b. Resource Attributes:** (List attributes and codes) 1-story commercial buildings, HP6

***P4. Resources Present:** ☑Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View northwest; February 8, 2016

***P6. Date Constructed/Age and Sources:** ☑Historic ☐Prehistoric ☐Both
1938, 1965, 1979. L.A. Co. Assessor.

***P7. Owner and Address:**
Bentley Real Estate
100 N. Barranca Street, Suite 900
West Covina, CA 91791

***P8. Recorded by:** (Name, affiliation, and address)
Shannon Carmack
Rincon Consultants, Inc.
180 N. Ashwood
Ventura, CA 93003

***P9. Date Recorded:**
February 8, 2016

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Cultural Resources Study for the Covina Condos Project, City of Covina, California, 2016.

***Attachments:** ☐NONE ☑Location Map ☐Sketch Map ☑Continuation Sheet ☑Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

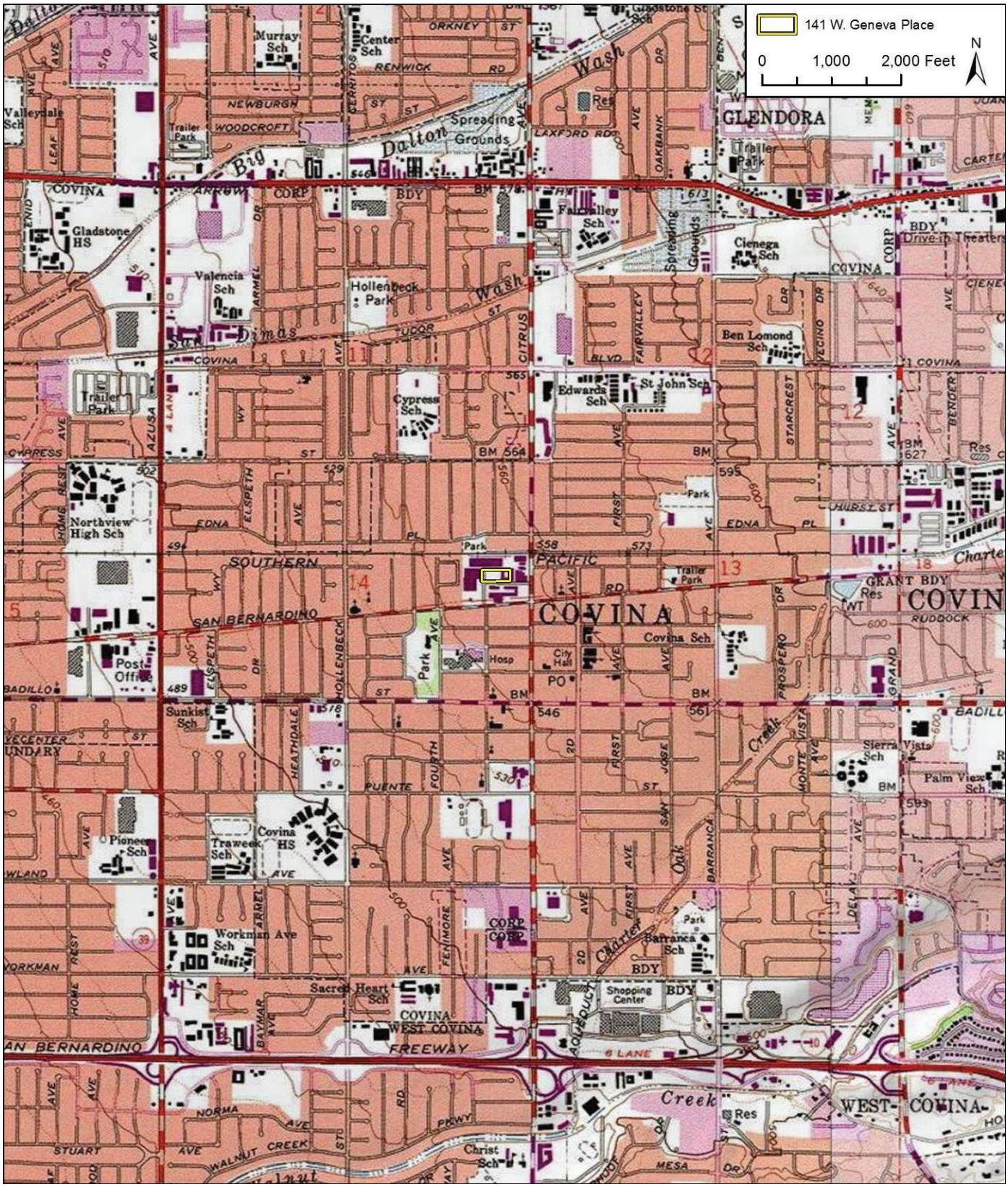
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

***Resource Name or #:** 141 W. Geneva Place

***Map Name:** Baldwin Park, CA ***Scale:** 1: 24,000 ***Date of Map:** 2015 (electronic)



*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code**

***Resource Name or #** (Assigned by recorder) 141 W. Geneva Place

B1. Historic Name:
B2. Common Name: 141 W. Geneva Place
B3. Original Use: Auto Service
B4. Present Use: Commercial/ Industrial

***B5. Architectural Style:** Utilitarian

***B6. Construction History:** (Construction date, alterations, and date of alterations)
The main auto service building at the east end of the property was constructed in 1965. The warehouse at the west end of the property was constructed in 1979.

***B7. Moved?** ☑No ☐Yes ☐Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown
b. Builder: Unknown

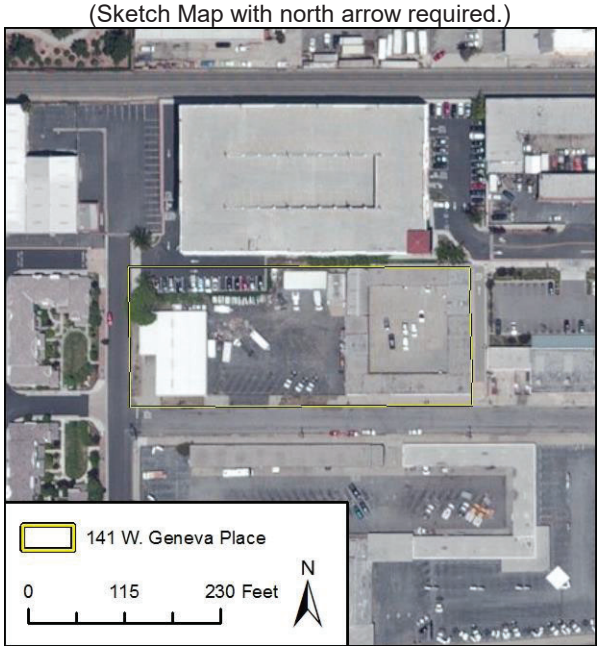
***B10. Significance: Theme:** Commercial Development
Area: Covina
Period of Significance: n/a
Property Type: Commercial/ Industrial
Applicable Criteria: n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property contains an automotive service center built in 1965 as part of the Clippinger Chevrolet dealership. There is also a warehouse structure on the west end of the property which was constructed in 1979. Historic research failed to ascertain the architect or contractor for either. Walt Pittillo operated an auto service station on the property, either solely or in a partnership with Lyle Daugherty, as early as 1946 through at least 1957. Walt Pittillo was a race car owner and enthusiast. He owned the "Covina Special" with his brother and raced it in local tracks such as the Legion Tri-City Speedway near San Bernardino and the Culver City Speedway (*Covina Argus*, 1932 and 1946). Subsequently the Clippinger family operated a "collision center" on the property in connection with the Chevrolet dealership across the street. Building permit records indicate Pitillo sold the property to the Clippinger's during the 1950s. In 1953, Clippinger relocated his dealership to its current location, citing the need for more modern facilities and customer conveniences. The subject property may have been acquired as part of this expansion, and the extant buildings were constructed at the same time as the dealership expansion was taking place. The Clippinger dealership was very successful throughout its years of operation, with its top sales staff reporting sales of over 500 cars per month during the 1960s and 1970s. The dealership heavily advertised through newspapers and television ads, often using famous actors and racing personalities to bring in prospective buyers to the dealership. The Clippinger family sold the property in 2004 to Hassen Imports Partnership (U.S. Bankruptcy Court, 2012). Bentley Real Estate LLC acquired it in 2013 (First American Title Co, n.d.). The Clippinger family was long-time owners of the Covina Chevrolet dealership.

The subject property was constructed between 1965 and 1979. It has undergone various alterations since its construction, including replacement of doors, at least one addition to the north elevation and modifications to walls and roofs (dates unknown). The property is not eligible for listing in the National or California registers, nor is it a contributor to a larger National or California Register-eligible historic district. The property did not influence patterns of our history and is not associated with significant events or trends (Criteria A/1). Although Clippinger may be a familiar name in the community, neither the Clippingers, Pittillo or Daugherty were found to be directly associated with the history or development of the city or region (Criteria B/2). The property contains utilitarian automobile-related structures; they do not embody the distinctive characteristics of a type, period, or method of construction, nor represent the work of a master (Criteria C/3). There is no reason to believe that the property may yield important information about prehistory or history (Criteria D/4). For these same reasons, the subject property does not appear eligible for designation as a City of Covina Landmark or Structure of Merit (Criteria 1-6).

(Sketch Map with north arrow required.)



B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Los Angeles County Office of the Assessor
City of Covina building permits
Historic aerial photographs
First American Title Company
Phase I Environmental Assessment Report for 137 W. San Bernardino Road and 141 Geneva Place, Covina, CA 91723. Prepared by Waterstone Environmental, Inc. for Bentley Real Estate, December 28, 2015.
Covina Argus. Ad for 'P. and D. Automotive Service'. December 27, 1946.
Covina Argus. "Speedy Covina Car Second at New Speedway". August 25, 1932.

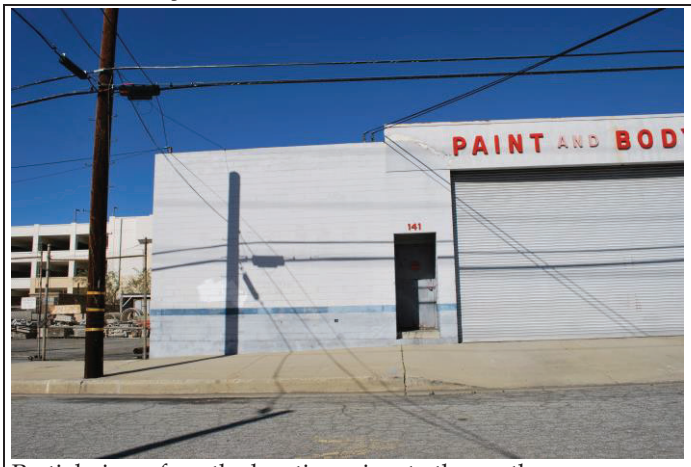
B13. Remarks:

***B14. Evaluator:** Shannon Carmack; Rincon Consultants, Inc.

(This space reserved for official comments.)

***Date of Evaluation:** February 8, 2016

*Recorded by: Shannon Carmack; Rincon Consultants, Inc. *Date: 02/08/2016 ☑ Continuation ☐ Update



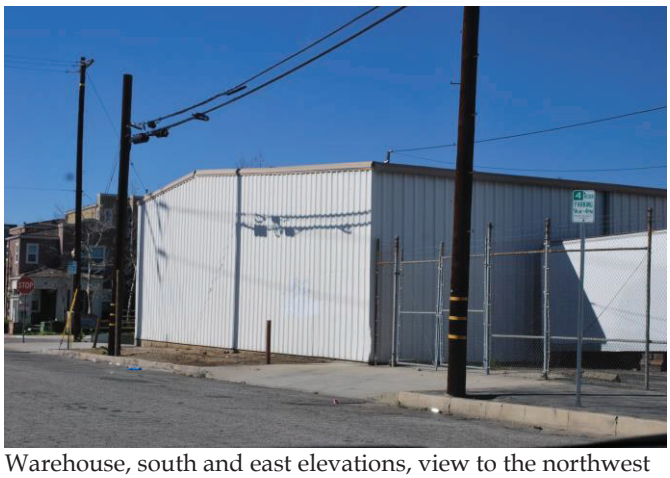
Partial view of south elevation, view to the north



South and east elevations, view to the northwest


West elevation, view to the northeast


Lot at center of subject property with sheds, view to the north


Warehouse, south and east elevations, view to the northwest


Warehouse, west elevation, view to the northeast

All photos taken February 8, 2016.

B12. continued

First American Title Company, property profile.

U.S. Bankruptcy Court Central District of CA Los Angeles Division, Case # 2:11-bk-42068-ER, Memorandum of Decision Regarding Single Asset Real Estate Determination. Filed March 7, 2012.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code | Reviewer | Date

*Resource Name or #: 401 N. Citrus Avenue

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Baldwin Park **Date:** 1966, photorevised 1981 **T** 2S ; **R** 10W; **¼ of ¼ of Sec ; M.D. B.M.**

c. Address: 401 N. Citrus Avenue City: Covina Zip: 91723

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 8431-028-006

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a modest Mediterranean Revival-style service garage located at the northwest corner of Citrus Avenue and Orange Street. The wood-frame structure is single-story, rectangular in plan and clad in smooth stucco. It has a flat roof with parapet and a sloped façade clad in red barrel tile. The primary entry is on the east elevation via a pair of large open automotive service bay entrances. These open bays are secured with metal folding security gates. The bays comprise the majority of the east elevation; in addition, there is one fixed, three-pane window framed in wood within a recessed bay. The south elevation has a rectangular window opening which has been boarded over and painted. There is another large rectangular recess where a service bay was enclosed. The west elevation features four wood-frame sash windows obscured by security bars. The north elevation appears to have a small window with a wooden frame that has been boarded over and painted. The structure is set back from the lot and faces east towards Citrus Avenue. The northeast corner of the subject building connects to the building on the adjacent lot.

***P3b. Resource Attributes:** (List attributes and codes) 1-story commercial building, HP6

***P4. Resources Present:** ☑Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View to the west; February 8, 2016

***P6. Date Constructed/Age and Sources:** ☑Historic
☐Prehistoric ☐Both
1931, Los Angeles County Assessor

***P7. Owner and Address:**
Bentley Real Estate
100 N. Barranca Street, Suite 900
West Covina, CA 91791

***P8. Recorded by:** (Name, affiliation, and address)
Shannon Carmack
Rincon Consultants, Inc.
180 N. Ashwood
Ventura, CA 93003

***P9. Date Recorded:**
February 8, 2016

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Cultural Resources Study for the Covina Condos Project, City of Covina, California, 2016.

***Attachments:** ☐NONE ☑Location Map ☐Sketch Map ☑Continuation Sheet ☑Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

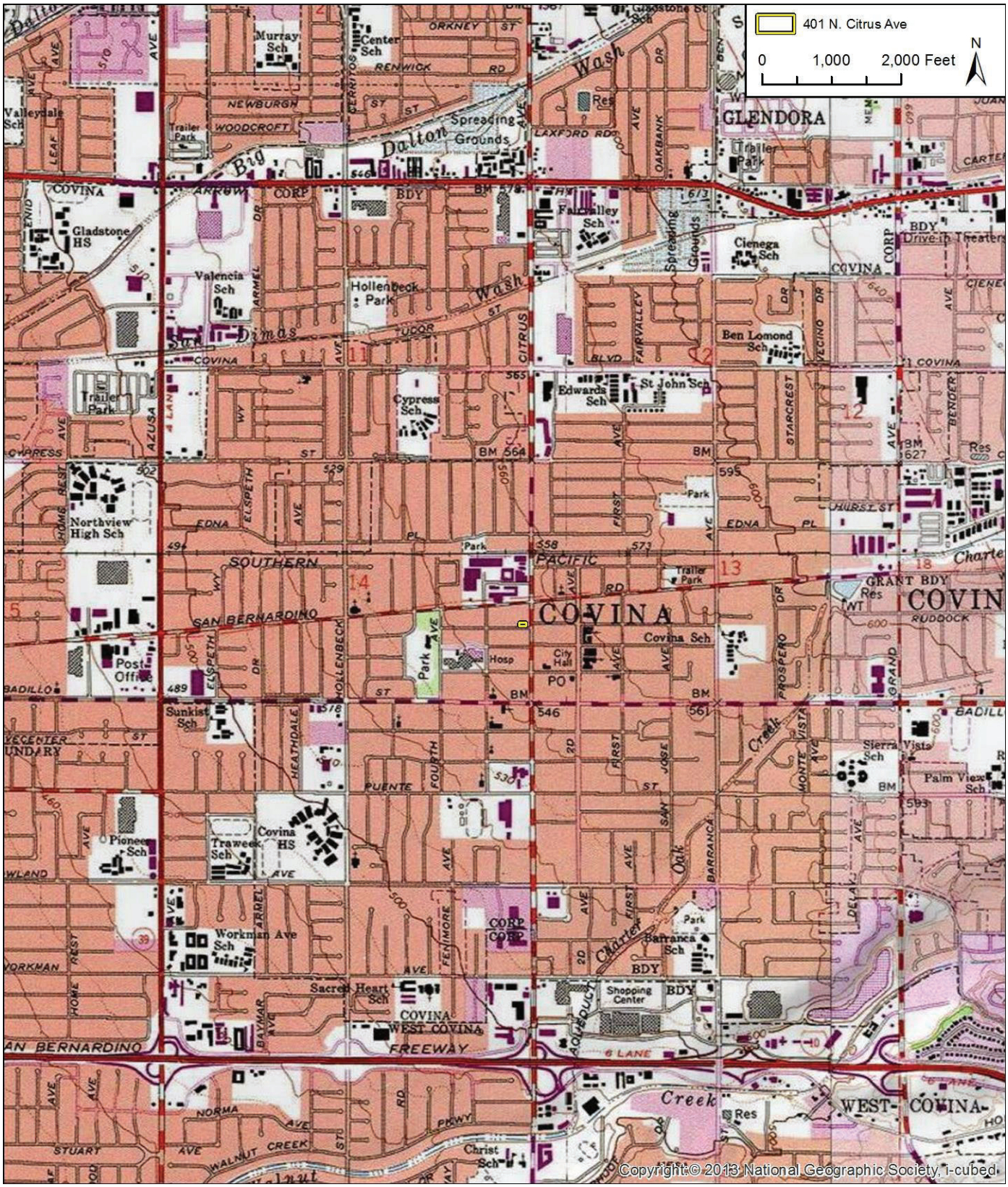
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

***Resource Name or #:** 401 N. Citrus Avenue

***Map Name:** Baldwin Park, CA ***Scale:** 1: 24,000 ***Date of Map:** 2015 (electronic)



*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 401 N. Citrus Avenue

B1. Historic Name:
B2. Common Name: 401 N. Citrus Avenue
B3. Original Use: Tire service and gas station B4. Present Use: vacant
***B5. Architectural Style:** Mediterranean Revival
***B6. Construction History:** (Construction date, alterations, and date of alterations) L.A. County Assessor records list a construction date of 1931 but references to a business at this address in newspaper articles suggest the building was constructed in the 1920s. Renovations in 1934 including a rebuilding of the façade, folding iron grills installed to replace glass, and two pumps moved to near the corner of the lot. A new pump island was installed in 1948; a sliding door was removed in 1958; the gas station canopy was removed in 2014. Windows and possibly a large door opening have been filled in at unknown dates.

***B7. Moved?** ☑No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme:** Commercial Development **Area:** Covina
Period of Significance: **Property Type:** Commercial/ Industrial **Applicable Criteria:** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

L.A. County Assessor records list a construction date of 1931, however, references to a business at this address in newspaper articles suggest the building was constructed in the 1920s. According to the *Covina Argus,* Verner Johnson moved his automotive service business to the corner of Citrus and Orange Streets in 1923 (*Covina Argus,* 1933). This prime location was along the main artery through the community of Covina. Over many decades, the building functioned as a tire shop, service center and a gas station. In 1932 it housed Tex Gentry's automotive service station and gasoline and oil sales, which was taken over by Verner Johnson. He renovated the building in 1934 (*Covina Argus,* 1934). His business existed at the location through at least 1937 and performed battery and tire service and automotive electrical work. In 1947 the occupants were George Ross Tires and Winn & Harris Gas. Bob Conlon's Tire Service moved into the building in 1948 (*Covina Argus Citizen,* 1948). By 1951 Conlon began offering Union Oil products; in later years the business was listed as Bob Conlon Union Service, occupying the building through at least 1960. From 1966 through 1975 the occupant was Dumford Union Service Station (*Phase I EAR*, 2015). The property was acquired by IMI Real Estate and then in 2004 by Hassen Imports Partnership (U.S. Bankruptcy Court, 2012). Bentley Real Estate LLC acquired the property in 2013 (First American Title Co., n.d.). No consequential information was found about the former owners or occupants. (See continuation sheet)

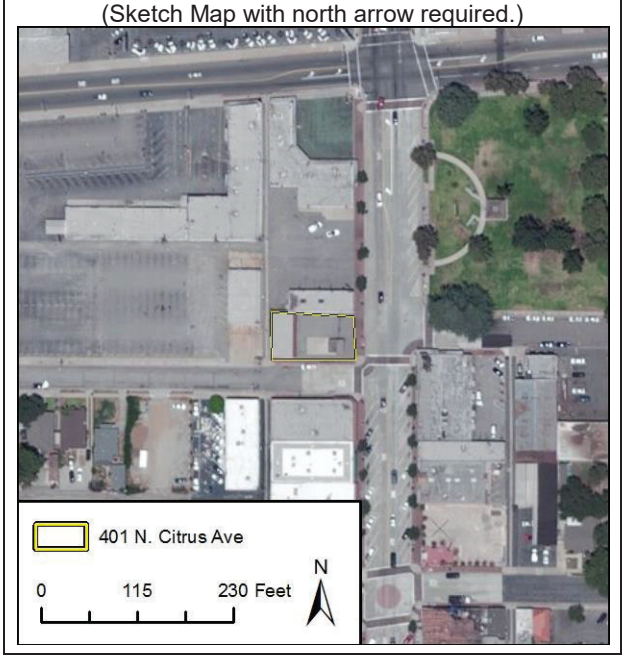
B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**

Los Angeles County Office of the Assessor
City of Covina building permits
Historic aerial photographs
Phase I Environmental Assessment Report for 137 W. San Bernardino Road and 141 Geneva Place, Covina, CA 91723. Prepared by Waterstone Environmental, Inc. for Bentley Real Estate, December 28, 2015.
Covina Argus-Citizen. "New Home of Conlon's Tire Service", January 23, 1948, page 8.
Covina Argus-Citizen. Ad for Bob Conlon Tire Service, November 16, 1951, page 3.
Covina Argus. "Renovations Made in Service Station". September 7, 1934
Covina Citizen. "It's Your Business". April 28, 1933, p. 2.

B13. Remarks:
***B14. Evaluator:** Shannon Carmack; Rincon Consultants, Inc.
***Date of Evaluation:** February 8, 2016

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



B10. Significance (Continued)

The building is set far back on the lot to allow for various automobiles to drive onto the property. The building has openings facing Citrus Avenue utilized for the automotive service bays. It has housed businesses that delivered gasoline, performed battery and tire service, auto electrical work, as well as a gas station over many decades. The building is Mediterranean Revival style, a popular period revival style during the time period the building was constructed.

Covina is long-known to have a strong tie to the automobile – in 1906 it claimed the highest per capita ownership of cars in the country. Having the ability to travel to larger urban centers such as Los Angeles likely spurred Covina residents to high levels of automobile ownership. During the early and mid-twentieth century the city was located between two important transportation corridors through the region: south of the city was Highway 60/70/99 which became the San Bernardino Freeway, and north of the city was Route 66. Citrus Avenue connected Covina to these major highways. Businesses in the city, particularly in the vicinity of the subject building, provided a variety of services for local and visiting motorists. Historian Ann Hall states that the popularity of the automobile changed the face of Citrus Avenue. Constructed in the 1920s, the subject building is an early example of this long-continuing automotive theme along Citrus Avenue. The building at 401 N. Citrus Avenue does not appear to be eligible under CRHR Criterion 1/NRHP Criterion A for its associations with historical events. Despite early associations with the automobile industry in Covina, the subject property has been altered such that it can no longer convey these associations. The property is largely devoid of any characteristics related to its original automobile industry function. The removal of important character-defining features associated with the early automobile industry, including the gasoline pump island and all automotive-related signage and equipment, greatly impacts the property's integrity of feeling and association. Other identified alterations include the removal of a sliding door, window openings and infill of a large door opening. The large concrete pad at the building's front (east elevation) currently serves as empty space that lacks any signage or equipment related to the property's original function. Looking at the property today, its historical function is not at all clear.

While the property has had a variety of owners, all related to the automobile industry, none were found to be directly associated with the history or development of the city or region. Therefore, the subject property does not appear eligible under CRHR Criterion 2/NRHP Criterion B.

The subject property is an altered and unremarkable example of a Mediterranean-revival style commercial building, and lacks any distinctive characteristics of the style. No information about the original architect/builder was discovered through archival or building permit research. For these reasons, the building does not appear eligible under CRHR Criterion 3/NRHP Criterion C for its architectural associations.

No evidence was found to warrant consideration under CRHR Criterion 4/NRHP Criterion D. The property is also not eligible as a contributor to a larger historic district.

In consideration of the subject property's lack of original equipment, signage, or design features related to the automobile industry; its altered and unremarkable architecture; and its diminished integrity of design, setting, workmanship, feeling, and association, the subject property appears not eligible under all CRHR and NRHP designation criteria and integrity requirements. For these same reasons, the property does not appear eligible for local designation under any of the City of Covina's designation criteria.

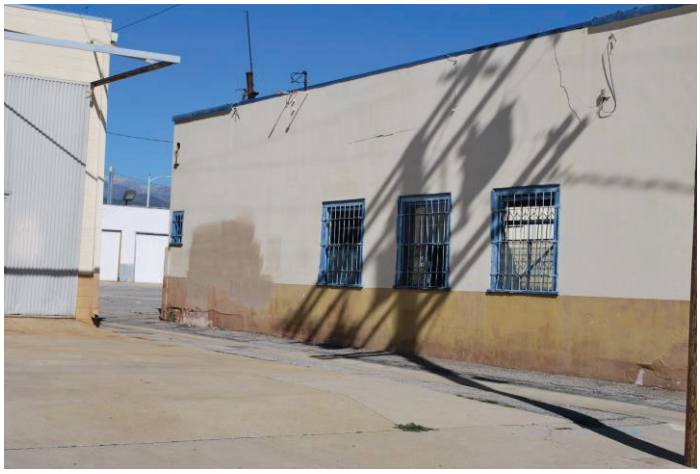
B12. continued

First American Title Company, property profile.
U.S. Bankruptcy Court Central District of CA Los Angeles Division, Case # 2:11-bk-42068-ER, Memorandum of Decision Regarding Single Asset Real Estate Determination. Filed March 7, 2012.

*Recorded by: Shannon Carmack; Rincon Consultants, Inc. *Date: 02/08/2016 ☑ Continuation ☐ Update



South elevation, view to the northeast



West elevation, view to the northeast



North elevation and rear of adjacent building, view to the south



East elevation, closeup of window, view to the west



Subject property and adjacent building, view to the west

All photos taken February 8, 2016

Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007

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NATURAL HISTORY MUSEUM
LOS ANGELES COUNTY

Vertebrate Paleontology Section
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6 November 2017

Dudek
605 Third Street
Encinitas, CA 92024

Attn: Sarah Siren, Senior Paleontologist

re: Vertebrate Paleontology Records Check for paleontological resources for the proposed Covina Hassen Project, Dudek Project # 8817.0002, in the City of Covina, Los Angeles County, project area

Dear Sarah:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for the proposed Covina Hassen Project, Dudek Project # 8817.0002, in the City of Covina, Los Angeles County, project area as outlined on the portion of the Baldwin Park USGS topographic quadrangle map that you sent to me via e- mail on 23 October 2017. We do not have any vertebrate fossil localities that lie directly within the proposed project area, but we do have a vertebrate fossil locality relatively nearby from sedimentary deposits similar to those that may occur at depth in the proposed project area.

Surface deposits in the entire proposed project area consist of younger Quaternary Alluvium, derived as alluvial fan deposits from the South Hills and the San Gabriel Mountains to the northeast. These younger Quaternary Alluvium deposits typically do not contain significant vertebrate fossils, at least in the uppermost layers, but they are underlain by older Quaternary deposits in the vicinity that may well contain significant fossil vertebrate remains. Our closest vertebrate fossil locality in older Quaternary deposits is LACM 1728, situated in English Canyon southwest of the City of Chino south-southeast of the proposed project area. Specimens of fossil horse, *Equus*, and camel, *Camelops*, were recovered from locality LACM 1728 at a depth of 15 to 20 feet below the surface.

Surface grading or very shallow excavations in the younger Quaternary Alluvium exposed in the proposed project area probably will not encounter any significant vertebrate fossil remains. Deeper excavations there that extend down into older Quaternary deposits, however, may well uncover significant fossil vertebrate remains. Any substantial excavations in the sedimentary deposits in the proposed project area, therefore, should be monitored closely to quickly and professionally recover any fossil remains discovered while not impeding development. Sediment samples should also be collected and processed to determine the small fossil potential in the proposed project area. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,

Samuel A. McLeod

Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: invoice

Appendix D

Geotechnical Report

DRAFT

PRELIMINARY GEOTECHNICAL INVESTIGATION, PROPOSED RESIDENTIAL DEVELOPMENT, FORMER CLIPPINGER CHEVROLET DEALERSHIP, 137 WEST SAN BERNARDINO ROAD AND ADJACENT AREAS, CITY OF COVINA, CALIFORNIA

Prepared For:

HASSEN DEVELOPMENT CORPORATION
100 North Barranca Street, Suite 900
West Covina, California 91791

Project No. 11176.001

December 9, 2015

DRAFT

December 9, 2015

Project No. 11176.001

To: Hassen Development Corporation
100 North Barranca Street, Suite 900
West Covina, California 91791

Attention: Mr. Tarif Alhassen

Subject: Preliminary Geotechnical Investigation, Proposed Residential Development, Former Clippinger Chevrolet Dealership, 137 West San Bernardino Road and Adjacent Areas, City of Covina, California

In accordance with your request and authorization, Leighton and Associates, Inc. (Leighton) has conducted this geotechnical investigation for the proposed residential development at the former Clippinger Chevrolet dealership and several nearby properties in the vicinity of San Bernardino Road, Geneva Road, Citrus Avenue and Orange Street in the City of Covina, California. Several properties proposed for development include:

- The former Chevrolet dealership located at 137 W. San Bernardino Road (north of San Bernardino Road, west of Citrus, south of Geneva Place and east of 3rd Avenue).
- The former Chevrolet Collision Center and adjacent property located at 141 and 167 West Geneva Place (north of Geneva Place and east of 3rd Avenue).
- The former gas station at 401 N. Citrus Avenue (on the northwest corner of Citrus Avenue and Orange Street).
- The vacant lots at 129 and 137 W. Orange Street (north of Orange Street, west of Citrus Avenue).
- The vacant lot at 155 E. San Bernardino Road.

The purpose of this study has been to evaluate the general geotechnical conditions at the site with respect to the proposed development and to provide preliminary geotechnical recommendations for design and construction.

Based on this investigation, construction of the proposed residential development is feasible from a geotechnical standpoint. The most significant geotechnical issues at the site are those related to the potential for strong seismic shaking and potentially compressible soils. Good planning and design of the project can limit the impact of these constraints. This report presents our preliminary findings, conclusions, and geotechnical recommendations for the project.

We appreciate the opportunity to work with you on the development of this project. If you have any questions regarding this report, please call us at your convenience.

Respectfully submitted,

LEIGHTON AND ASSOCIATES, INC.

Jason D. Hertzberg, GE 2711
Principal Engineer

Philip A. Buchiarelli, CEG 1715
Principal Geologist

BER/JMD/JDH/PB/rsm

Distribution: (1) Addressee

DRAFT

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Appendix E - General Earthwork and Grading Specifications

1.0 INTRODUCTION

1.1 Site Location and Description

The sites range in size, the biggest being approximately 3.5 acres, and are relatively flat, as are the surrounding properties. Most of the area planned for development was formerly a Chevrolet dealership. Sales and showroom offices, repair facilities and structures associated with the dealership are present on the two northern parcels. The majority of the area is covered with asphalt pavement. A former gas station at Citrus Avenue and Orange Street included a station building setback from and facing Citrus Avenue. The pumps and fueling island have been removed. The properties are all within approximately 800 feet from the intersection of San Bernardino Road and Citrus Avenue (see Figure 1). The properties all drain slightly to the south.

Based on our review of historical aerial photos, it appears that in 1948 the properties were mainly residential units, some having active orchards. From 1954 to 1964, most of the orchards and residences had been cleared and the Clippinger car dealership structures had been built. Since 1964, the site appears to have had few structural changes.

1.2 Proposed Development

No development plans were available during our investigation. We understand residential developments with 2- to 3-story multi-family residences are planned. The project includes designs with ground floor parking and residences above as well as structures planned with retail space on the ground floor, and residences above. Based on the relatively gentle topography, only minor cuts and fills (on the order of 5 feet or less) are expected to achieve design grades. Drainage, utility, street, hardscape and landscape improvements are also planned.

1.3 Purpose of Investigation

The purpose of this study has been to evaluate the general geotechnical conditions at the site with respect to the proposed development and provide preliminary geotechnical recommendations for design and construction.

Our geotechnical exploration included hollow-stem auger soil borings, laboratory testing and geotechnical analysis to evaluate existing conditions and develop the recommendations contained in this report. We also conducted infiltration testing to evaluate general infiltration characteristics at the locations and depths tested for water quality basin design.

1.4 Scope of Investigation

The scope of our study has included the following tasks:

- Background Review: We reviewed available, relevant geotechnical and geologic maps and reports and aerial photographs available from our in-house library. This included a review of geotechnical reports previously prepared for the site.

- Utility Coordination: We contacted Underground Service Alert (USA) prior to excavating borings and test pits so that utility companies could mark utilities onsite. We also coordinated our work with you and the property representative.

- Field Exploration: A total of 13 exploratory soil borings (LB-1 through LB-13) were sampled and logged onsite to evaluate subsurface conditions.

    - The borings were drilled to depths ranging from approximately 21.0 to 51.5 feet below the existing ground surface (bgs) by a subcontracted drill rig operator. The borings were logged by our field representative during drilling. Relatively undisturbed soil samples were obtained at selected intervals within the borings using a California Ring Sampler. Standard Penetration Tests (SPT) were conducted at selected depths and samples were obtained. Representative bulk soil samples were also collected at shallow depths from the borings.

    - Well permeameter tests were conducted within 5 of the borings (LB-2, 5, 9, 11 and 12) to evaluate general infiltration rates of subsurface soils at the depths and locations tested. The well permeameter tests were conducted based on the USBR-7300-89 method. Tests were conducted at depths of approximately 5.0 to 9.5 feet bgs to estimate the infiltration rate.

All excavations were backfilled with the soil cuttings. Logs of the geotechnical borings and the well permeameter test results are presented in Appendix B. Approximate boring and well permeameter test locations are shown on the accompanying Boring Location Map, Figure 2.

- Geotechnical Laboratory Testing: Geotechnical laboratory tests were conducted on selected relatively undisturbed and bulk soil samples obtained during our field investigation. This laboratory testing program was designed to evaluate engineering characteristics of site soils. Laboratory tests conducted during this investigation include:

  - In situ moisture content and dry density
  - Swell or Collapse Potential
  - Consolidation
  - Expansion Index
  - Maximum dry density and optimum moisture content
  - Water-soluble sulfate concentration in the soil
  - Resistivity, chloride content and pH
  - Pocket Penetrometer

  The in situ moisture content and dry density test results are shown on the boring logs in Appendix B. The other laboratory test results are presented in Appendix C.

- Engineering Analysis: Data obtained from our background review, field exploration and geotechnical laboratory testing was evaluated and analyzed to develop geotechnical conclusions and provide preliminary recommendations presented in this report.

- Report Preparation: Results of our preliminary geotechnical investigation have been summarized in this report, presenting our findings, conclusions and preliminary geotechnical recommendations for design and construction of the proposed development.

2.0 FINDINGS

2.1 Regional Geologic Conditions

The site is located within the San Gabriel Valley in the Transverse Range geomorphic province of California. Major structural features surround this region, including the Sierra Madre fault and the San Gabriel Mountains to the north, the Santa Fe Flood Control Basin to the west, and the San Jose Hills and San Jose Fault to the southeast. This is an area of large-scale crustal disturbance as the relatively northwestward-moving Peninsular Range Province collides with the Transverse Range Province (San Gabriel and San Bernardino Mountains) to the north. Several active or potentially active faults have been mapped in the region and are believed to accommodate compression associated with this collision. The site is underlain by younger alluvial soil deposits eroded from the mountains surrounding the valley and deposited in the site vicinity.

2.2 Subsurface Soil Conditions

Based upon our review of pertinent geotechnical literature and our subsurface exploration, the site is underlain by alluvial soil deposits. The alluvial soil encountered within our excavations generally consisted of combinations of silty sand, sandy silt, and sand with gravel. The soil encountered was generally slightly moist to moist and was medium dense to dense. The in-situ moisture content within the upper approximately 15 feet generally ranged from 2 to 16 percent. More detailed descriptions of the subsurface soil are presented on the boring logs.

2.2.1 Compressible and Collapsible Soil

Soil compressibility refers to a soil's potential for settlement when subjected to increased loads as from a fill surcharge. Based on our laboratory test results, the native soil encountered is generally considered slightly to moderately compressible. Partial removal and recompaction of this material under shallow foundations is recommended to reduce the potential for adverse total and differential settlement of the proposed improvements. Based upon our laboratory test results, the potential for hydrocollapse (settlement upon wetting) is expected to be very low.

2.2.2 Expansive Soils

Expansive soils contain significant amounts of clay particles that swell considerably when wetted and shrink when dried. Foundations constructed on these soils are subjected to large uplifting forces caused by the swelling. Without proper measures taken, heaving and cracking of building foundations and slabs-on-grade could result.

Near-surface soil samples were tested for expansion index. The results of these tests indicated an expansion index of 2 and 9. Based on these test results, the near surface soil is expected to have a very low expansion potential.

2.2.3 Sulfate Content

Water-soluble sulfates in soil can react adversely with concrete. However, concrete in contact with soil containing sulfate concentrations of less than 0.1 percent by weight is considered to have negligible sulfate exposure based on the American Concrete Institute (ACI) provisions, adopted by the 2013 CBC (CBC, 2013, Chapter 19; and ACI, 2008).

Near-surface soil samples were tested for soluble sulfate content. The results of these tests indicated a sulfate content of less than 0.02 percent by weight, indicating negligible sulfate exposure. Recommendations for concrete in contact with the soil are provided in Section 3.12.

2.2.4 Resistivity, Chloride and pH

Soil corrosivity to ferrous metals can be estimated by the soil's electrical resistivity, chloride content and pH. In general, soil having a minimum resistivity less than 1,000 ohm-cm is considered severely corrosive. Soil with a chloride content of 500 parts-per-million (ppm) or more is considered corrosive to ferrous metals.

As a screening for potentially corrosive soil, soil samples were tested during this investigation to determine minimum resistivity, chloride content, and pH. These tests indicated a minimum resistivity of 4,500 ohm-cm, chloride content of 41 ppm, and pH of 7.9. Based on this, the onsite soil is considered mildly corrosive to ferrous metals.

2.3 Groundwater

Groundwater was not encountered in our borings excavated to a maximum depth of 51.5 feet below the existing ground surface (bgs). Current groundwater levels in the area are on the order of 300 feet deep (CDWR, 2011). Historical high groundwater levels in the area were estimated to have been on the order of 200 feet bgs (CGS, 1998). Based on this, groundwater has historically been deep, and shallow groundwater is not expected at the site.

2.4 Faulting and Seismicity

Our review of available in-house literature indicates that there are no known active faults traversing the site. The closest known active or potentially active fault is the San Jose fault, located approximately 3 miles southeast of the site.

The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. The known regional active and potentially active faults that could produce the most significant ground shaking at the site include the San Jose, Sierra Madre, Raymond, Clamshell, Chino (Elsinore), Whittier, Cucamonga, Elysian Park, Verdugo, and Hollywood Thrust Faults.

Based on ASCE 7-10 Equation 11.8-1, the F_{PGA} is 1, the PGA is 0.76g, and the PGA_M is 0.76g. As an added check, PGA and hazard deaggregation were also estimated using the United States Geological Survey's (USGS) 2008 Interactive Deaggregations utility. The results of this analysis indicate that the predominant modal earthquake has a PGA of 0.78g with magnitude of approximately 6.6 (M_W) at a distance on the order of 13 kilometers for the Maximum Considered Earthquake (2% probability of exceedance in 50 years). Based on the above, we have selected a design PGA of 0.76g for seismic analysis of the onsite soils (seismic settlement).

2.5 Secondary Seismic Hazards

In general, secondary seismic hazards for sites in the region could include soil liquefaction, earthquake-induced settlement, lateral displacement, landsliding, and earthquake-induced flooding. The potential for secondary seismic hazards at the site is discussed below.

2.5.1 Liquefaction Potential

Liquefaction is the loss of soil strength or stiffness due to a buildup of pore-water pressure during severe ground shaking. Liquefaction is associated primarily with loose (low density), saturated, fine-to-medium grained, cohesionless soils. As the shaking action of an earthquake progresses, the soil grains are rearranged and the soil densifies within a short period of time. Rapid densification of the soil results in a buildup of pore-water pressure. When the pore-water pressure approaches the total overburden pressure, the soil reduces greatly in strength and temporarily behaves similarly to a fluid. Effects of liquefaction can include sand boils, settlement, and bearing capacity failures below structural foundations.

The state of California liquefaction hazard map for this area, (CGS, 1999) does not show the site in a zone of susceptibility for liquefaction.

Based on our study, the historically highest groundwater levels are on the order 200 feet bgs. As such, the potential for liquefaction at the site is very low.

2.5.2 Seismically Induced Settlement

During a strong seismic event, seismically induced settlement can occur within loose to moderately dense, dry or saturated granular soil. Settlement caused by ground shaking is often nonuniformly distributed, which can result in differential settlement.

We have performed analyses to estimate the potential for seismically induced settlement using the method of Tokimatsu and Seed (1987), and based on Martin and Lew (1999), considering the maximum considered earthquake (MCE) peak ground acceleration (PGA_M). The results of our analyses suggest that the onsite soils are susceptible to roughly 2 inches of seismic settlement based on the MCE. Differential settlement due to seismic loading is assumed to be less than 1 inch over a horizontal distance of 40 feet based on the MCE. A summary of seismic settlement analysis is included in Appendix D.

2.5.3 Seismically Induced Landslides

The site is level without significant slopes. This site is not considered susceptible to static slope instability or seismically induced landslides.

2.6 Infiltration Testing

Five well permeameter tests (LB-2, 5, 9, 11, and 12) were conducted, one at each property, to estimate the infiltration rate of the onsite soils in those locations and at the depths tested. These infiltration tests were conducted at depths between approximately 5.5 and 9.5 feet below the ground surface. The infiltration locations were provided by the project civil engineer.

Well permeameter tests are useful for field measurements of soil infiltration rates, and are suited for testing when the design depth of the basin or chamber is deeper than current existing grades. It should be noted that this is a clean-water, small-scale test, and that correction factors need to be applied. The test consists of excavating a boring to the depth of the test (or deeper if it is partially backfilled with soil and a bentonite plug with a thin soil covering is placed just below the design test elevation). A layer of clean sand is placed in the boring bottom to support temporary perforated well casing pipe and a float valve. In addition, course sand is poured around the outside of the well casing within the test zone to prevent the boring from caving/collapsing or eroding when water is added. The float valve, lowered into the boring inside the casing, adds water stored in barrels at the top of the hole to the boring as water infiltrates into the soil, while maintaining a relatively constant water head in the boring. The incremental infiltration rate as measured during intervals of the test is defined as the incremental flow rate of water infiltrated, divided by the surface area of the infiltration interface. The test was conducted based on the USBR 7300-89 test method.

Small-scale infiltration test rates were measured at the 5 well permeameter locations (LB-2, 5, 9, 11, and 12). At locations LB-2 and LB-5, small-scale infiltration test rates were estimated to be 0.2 to 0.4 inches per hour, and were tested within silty alluvial soils. At locations LB-9, LB-11, and LB-12, small-scale infiltration test rates were estimated to be 2.3 inches per hour or greater, and were tested within sandy soils with low fines contents. These are raw values, before applying an appropriate factor safety or correction factor. Based on these results, the onsite silty soils or soils with a higher fines content are not anticipated to have satisfactory infiltration rates. Sandy soils with a low fines content are anticipated to have higher infiltration rates. Results of the infiltration testing are provided in Appendix B. Design rates, correction factors, and other infiltration facility recommendations are discussed in Section 3.7.

3.0 CONCLUSIONS AND RECOMMENDATIONS

Based on this investigation, construction of the proposed residential development is feasible from a geotechnical standpoint. No severe geologic or soils related issues were identified that would preclude development of the site for the proposed improvements. The most significant geotechnical issues at the site are those related to the potential for strong seismic shaking and potentially compressible soils. Good planning and design of the project can limit the impact of these constraints. Remedial recommendations for these and other geotechnical issues are provided in the following sections.

Although not encountered during this investigation, abandoned septic tanks, seepage pits, or other buried structures, trash pits, or items related to past site uses may be present. If such items are encountered during grading, they will require further evaluation and special consideration.

3.1 General Earthwork and Grading

All grading should be performed in accordance with the General Earthwork and Grading Specifications presented in Appendix E, unless specifically revised or amended below or by future recommendations based on final development plans.

3.1.1 Site Preparation

Prior to construction, the site should be cleared of vegetation, trash and debris, which should be disposed of offsite. Any underground obstructions should be removed, as should large trees and their root systems. Resulting cavities should be properly backfilled and compacted. Efforts should be made to locate existing utility lines. Those lines should be removed or rerouted if they interfere with the proposed construction, and the resulting cavities should be properly backfilled and compacted.

3.1.2 Overexcavation and Recompaction

To reduce the potential for adverse differential settlement of the proposed improvements, the underlying subgrade soil should be prepared in such a manner that a uniform response to the applied loads is achieved. For structures up to 3 stories constructed with shallow foundations, we recommend that onsite alluvial soils be overexcavated and recompacted to

a minimum depth of 3 feet below the bottom of the proposed footings or 5 feet below existing grade, whichever is deeper. Overexcavation and recompaction should extend a minimum horizontal distance of 5 feet from perimeter edges of the proposed footings. Additional deeper overexcavation may be required for taller structures or parking structures, if planned.

Local conditions may require that deeper overexcavation be performed; such areas should be evaluated by Leighton during grading.

Areas outside these overexcavation limits planned for asphalt or concrete pavement, flatwork, and site walls, and areas to receive fill should be overexcavated to a minimum depth of 18 inches below the existing ground surface or 12 inches below the proposed subgrade, whichever is deeper.

After completion of the overexcavation, and prior to fill placement, the exposed surfaces should be scarified to a minimum depth of 6 inches, moisture conditioned to or slightly above optimum moisture content, and recompacted to a minimum 90 percent relative compaction, relative to the ASTM D 1557 laboratory maximum density.

These recommendations should be reviewed once grading and foundation plans are available.

3.1.3 Fill Placement and Compaction

The onsite soil is suitable for use as compacted structural fill, provided it is free of debris and oversized material (greater than 8 inches in largest dimension). Any soil to be placed as fill, whether onsite or imported material, should be reviewed and possibly tested by Leighton.

All fill soil should be placed in thin, loose lifts, moisture conditioned, as necessary, and compacted to a minimum 90 percent relative compaction. Relative compaction should be determined in accordance with ASTM Test Method D1557. Aggregate base for pavement should be compacted to a minimum of 95 percent relative compaction.

3.1.4 Import Fill Soil

If import soil is to be placed as fill, it should be geotechnically accepted by Leighton. Preferably at least 3 working days prior to proposed import to the site, the contractor should provide Leighton pertinent information of the proposed import soil, such as location of the soil, whether stockpiled or native in place, and pertinent geotechnical reports if available. We recommend that a Leighton representative visit the proposed import site to observe the soil conditions and obtain representative soil samples. Potential issues may include soil that is more expansive than onsite soil, soil that is too wet, soil that is too rocky or too dissimilar to onsite soils, oversize material, organics, debris, etc.

3.1.5 Shrinkage and Subsidence

The change in volume of excavated and recompacted soil varies according to soil type and location. This volume change is represented as a percentage increase (bulking) or decrease (shrinkage) in volume of fill after removal and recompaction. Subsidence occurs as in-place soil (e.g., natural ground) is moisture-conditioned and densified to receive fill, such as in processing an overexcavation bottom. Subsidence is in addition to shrinkage due to recompaction of fill soil. Field and laboratory data used in our calculations included laboratory-measured maximum dry densities for soil types encountered at the subject site, the measured in-place densities of soils encountered and our experience. We preliminarily estimate the following earth volume changes will occur during grading:

Table 1 - Shrinkage and Subsidence

Shrinkage	Approximately 15 +/- 5 percent
Subsidence (overexcavation bottom processing)	Approximately 0.15 foot

The level of fill compaction, variations in the dry density of the existing soils and other factors influence the amount of volume change. Some adjustments to earthwork volume should be anticipated during grading of the site.

3.1.6 Rippability and Oversized Material

Oversized material (rock or rock fragments greater than 8 inches in dimension) was not observed during our investigation. Oversized material should not be used within structural fill areas.

3.2 Foundation Recommendations

The following recommendations are based on soils with a very low expansion potential. Structures constructed on soils with a very low expansion potential may be constructed on shallow foundations, provided they meet minimum California Building Code (CBC) requirements. The structural engineer should design the footing reinforcement in accordance with CBC requirements. If post-tension foundations are to be used, they should be designed by the structural engineer based on the settlement estimates noted herein. Local agencies, the structural engineer or the CBC may have requirements that are more stringent.

3.2.1 Minimum Embedment and Width

Based on our preliminary investigation, footings should have a minimum embedment depth and width per the 2013 California Building Code (CBC).

3.2.2 Allowable Bearing

An allowable bearing pressure of 1,800 pounds-per-square-foot (psf) may be used, based on the minimum embedment depth and width above. This allowable bearing value may be increased by 250 psf per foot increase in depth or width to a maximum allowable bearing pressure of 4,500 psf. These allowable bearing pressures are for total dead load and sustained live loads. Footing reinforcement should be designed by the structural engineer.

3.2.3 Lateral Load Resistance

Soil resistance available to withstand lateral loads on a shallow foundation is a function of the frictional resistance along the base of the footing and the passive resistance that may develop as the face of the structure tends to move into the soil. The frictional resistance between the base of the foundation and the subgrade soil may be computed using a coefficient of

friction of 0.35. The passive resistance may be computed using an allowable equivalent fluid pressure of 240 pounds per cubic foot (pcf), assuming there is constant contact between the footing and undisturbed soil. The coefficient of friction and passive resistance may be combined without further reduction.

3.2.4 Increase in Bearing and Friction - Short Duration Loads

The allowable bearing pressure and coefficient of friction values may be increased by one-third when considering loads of short duration, such as those imposed by wind and seismic forces.

3.2.5 Settlement Estimates

The recommended allowable bearing capacity is generally based on a total allowable, post construction settlement of 1½ inches. Differential settlement due to static loading is estimated at ¾ inch over a horizontal distance of 30 feet. Since settlement is a function of footing sustained load, size and contact bearing pressure, differential settlement can be expected between adjacent columns or walls where a large differential loading condition exists.

3.3 Recommendations for Slabs-On-Grade

Concrete slabs-on-grade should be designed by the structural engineer in accordance with the current CBC for a soil with a very low expansion potential. Where conventional light floor loading conditions exist, the following minimum recommendations should be used. More stringent requirements may be required by local agencies, the structural engineer, the architect, or the CBC. Laboratory testing should be conducted at finish grade to evaluate the Expansion Index (EI) of near-surface subgrade soils. Slabs-on-grade should have the following minimum recommended components:

- Subgrade Moisture Conditioning: The subgrade soil should be moisture conditioned to at least 2 percent above optimum moisture content to a minimum depth of 12 inches prior to placing steel or concrete.

- Moisture Vapor Retarder: A minimum of a 10-mil vapor retarder should be placed below slabs where moisture-sensitive floor coverings or equipment is planned. Since moisture will otherwise be transmitted up from the soil

through the concrete, it is important that an intact vapor retarder be installed. We recommend that the vapor retarder intended for the specific conditions present be used. We recommend that the vapor retarder meet the requirements of ASTM E1745 and be installed per ASTM E1643. The structural engineer should specify pertinent concrete design parameters and moisture migration prevention measures, such as whether or not a sand blotter layer should be placed over the vapor retarder. If sand is placed on top of the vapor retarder, the contractor should not allow the sand to become wet prior to concrete placement (e.g., sand should not be placed if rain is expected). Sharp objects, such as gravel or other protruding objects that could puncture the moisture retarder should be removed from the subgrade prior to placing the vapor retarder, or a stronger vapor retarder intended for the specific conditions present can be used.

- Concrete Thickness: Slabs-on-grade should be at least 4 inches thick. Reinforcing steel should be designed by the structural engineer, but as a minimum should be No. 3 rebar placed at 18 inches on center, each direction, mid-depth in the slab.

Minor cracking of the concrete as it cures, due to drying and shrinkage is normal and should be expected. However, cracking is often aggravated by a high water/cement ratio, high concrete temperature at the time of placement, small nominal aggregate size, and rapid moisture loss due to hot, dry, and/or windy weather conditions during placement and curing. Cracking due to temperature and moisture fluctuations can also be expected. Low slump concrete can reduce the potential for shrinkage cracking. Additionally, our experience indicates that reinforcement in slabs and foundations can generally reduce the potential for concrete cracking. The structural engineer should consider these components in slab design and specifications.

Moisture retarders can reduce, but not eliminate moisture vapor rise from the underlying soils up through the slab. Floor covering manufacturers should be consulted for specific recommendations.

Leighton does not practice in the field of moisture vapor transmission evaluation, since this is not specifically a geotechnical issue. Therefore, we recommend that a qualified person, such as the flooring subcontractor and/or structural engineer, be consulted with to evaluate the general and specific moisture vapor transmission paths and any impact on the proposed construction. That person should provide

recommendations for mitigation of potential adverse impact of moisture vapor transmission on various components of the structures as deemed appropriate.

3.4 Exterior Concrete Slab Construction

Exterior concrete in contact with expansive soils such as driveways, ramps, curbs, gutters, sidewalks, and pool decking will generally crack or heave. Inclusion of joints at frequent intervals and reinforcement will help control the locations of the cracks, and thus reduce the unsightly appearance. When cracking or heaving occurs, repairs may be needed to mitigate the trip hazard and/or improve the appearance.

There are a number of well-known steps that can be taken during construction to reduce the amount of cracking or its consequences. These steps include, but are not limited to, the following. As a minimum, exterior concrete slabs should be at least 4 inches thick. Construction or weakened plane joints should be spaced at intervals of 8 feet or less for driveways, ramps, sidewalks, patio slabs, pool decks, curbs and gutters.

Cracking of concrete is often not due to settlement or heave of soils, but often due to other factors such as the use of too high a water/cement ratio and/or inadequate steps taken to prevent moisture loss during curing. These causes of concrete distress can be reduced by proper design of the concrete mix and by proper placement and curing of the concrete.

3.5 Seismic Design Parameters

Seismic parameters presented in this report should be considered during project design. In order to reduce the effects of ground shaking produced by regional seismic events, seismic design should be performed in accordance with the most recent edition of the California Building Code (CBC). The following data should be considered for the seismic analysis of the subject site:

2013 CBC Categorization/Coefficient	Design Value
Site Latitude (decimal degrees)	34.0904
Site Longitude (decimal degrees)	-117.8905
Site Class Definition (ASCE 7 Table 20.3-1)	D
Mapped Spectral Response Acceleration at 0.2s Period, S_s (Figure 1613.3.1(1))	2.178 g
Mapped Spectral Response Acceleration at 1s Period, S_1 (Figure 1613.3.1(2))	0.743 g
Short Period Site Coefficient at 0.2s Period, F_a (Table 1613.3.3(1))	1.0
Long Period Site Coefficient at1s Period, F_v (Table 1613.3.3(2))	1.5
Adjusted Spectral Response Acceleration at 0.2s Period, S_{MS} (Eq. 16-37)	2.178 g
Adjusted Spectral Response Acceleration at 1s Period, S_{M1} (Eq. 16-38)	1.115 g
Design Spectral Response Acceleration at 0.2s Period, S_{DS} (Eq. 16-39)	1.452 g
Design Spectral Response Acceleration at 1s Period, S_{D1} (Eq. 16-40)	0.743 g

3.6 Retaining Walls

We recommend that retaining walls be backfilled with non-expansive soil and constructed with a backdrain in accordance with the recommendations provided on Figure 3 (rear of text). Using expansive soil as retaining wall backfill will result in higher lateral earth pressures exerted on the wall. Based on these recommendations, the following parameters may be used for the design of conventional retaining walls:

Static Equivalent Fluid Weight (pcf)	
Condition	Level Backfill
Active	37 pcf
At-Rest	57 pcf
Passive	240 pcf (allowable) (Maximum of 3,500 psf)

The above values do not contain an appreciable factor of safety unless noted, so the structural engineer should apply the applicable factors of safety and/or load factors during design, as specified by the California Building Code.

Cantilever walls that are designed to yield at least 0.001H, where H is equal to the wall height, may be designed using the active condition. Rigid walls and walls braced at the top should be designed using the at-rest condition.

Passive pressure is used to compute soil resistance to lateral structural movement. In addition, for sliding resistance, a frictional resistance coefficient of 0.35 may be used at the concrete and soil interface. The lateral passive resistance should be taken into account only if it is ensured that the soil providing passive resistance, embedded against the foundation elements, will remain intact with time.

In addition to the above lateral forces due to retained earth, surcharge due to improvements, such as an adjacent structure or traffic loading, should be considered in the design of the retaining wall. Loads applied within a 1:1 projection from the surcharging structure on the stem of the wall should be considered in the design.

A soil unit weight of 120 pcf may be assumed for calculating the actual weight of the soil over the wall footing.

3.7 Infiltration Recommendations

Infiltration Rate:

We recommend that the onsite silty soils and soils with a relatively high fines content (such as at LB-2 and 5 at the depths tested) not be relied upon for infiltration, unless further evaluation is conducted. For onsite alluvial soils that are sandy with a low fines content, we recommend an unfactored (small-scale) infiltration rate of 2.3 inches per hour. We recommend that a correction factor/safety factor be applied to the infiltration rate in conformance with Los Angeles County guidelines, since monitoring of actual facility performance has shown that actual infiltration rates are lower than for small-scale tests. The small-scale infiltration rate should be divided by a correction factor of at least 2 for buried chambers and at least 3 for open basins, but the correction/safety factor may be higher based on project-specific aspects.

The infiltration rates described herein are for a clean, unsilted infiltration surface in native, sandy alluvial soil. These values may be reduced over time as silting of the basin or chamber occurs. Furthermore, if the basin or chamber bottom is allowed to be compacted by heavy equipment, this value is expected to be significantly reduced. Infiltration of water through soil is highly dependent on such factors as grain size distribution of the soil particles, particle shape, fines content, clay content, and density. Small changes in soil conditions, including

density, can cause large differences in observed infiltration rates. Infiltration is not suitable in compacted fill.

It should be noted that during periods of prolonged precipitation, the underlying soils tend to become saturated to greater and greater depths/extents. Therefore, infiltration rates tend to decrease with prolonged rainfall. It is difficult to extrapolate longer-term, full-scale infiltration rates from small-scale tests, and as such, this is a significant source of uncertainty in infiltration rates.

Additional Review and Evaluation:

Infiltration rates are anticipated to vary significantly based on the location and depth. Infiltration concepts should be discussed with Leighton as infiltration plans are being developed. Leighton should review all infiltration plans, including locations and depths of proposed facilities. Further testing may be required depending on the design of infiltration facilities, particularly considering their type, depth and location.

General Design Considerations:

The periodic flow of water carrying sediments in the basin or chamber, plus the introduction of wind-blown sediments and sediments from erosion of the basin side walls, can eventually cause the bottom of the basin or chamber to accumulate a layer of silt, which has the potential of significantly reducing the overall infiltration rate of the basin or chamber. Therefore, we recommend that significant amounts of silt/sediment not be allowed to flow into the facility within stormwater, especially during construction of the project and prior to achieving a mature landscape on site. We recommend that an easily maintained, robust silt/sediment removal system be installed to pretreat storm water before it enters the infiltration facility.

As infiltrating water can seep within the soil strata nearly horizontally for long distances, it is important to consider the impact that infiltration facilities can have on nearby subterranean structures, such as basement walls or open excavations, whether onsite or offsite, and whether existing or planned. Any such nearby features should be identified and evaluated as to whether infiltrating water can impact these. Such features should be brought to Leighton's attention as they are identified.

Infiltration facilities should not be constructed adjacent to or under buildings. Setbacks should be discussed with Leighton during the planning process.

Infiltration facilities should be constructed with spillways or other appropriate means that would cause overfilling to not be a concern to the facility or nearby improvements.

For buried chambers, control/access manhole covers should not contain holes or should be screened to prevent mosquitos from entering the cambers.

Additional Design Considerations (Particularly for Open Basins):
If open basins are planned, additional infiltration exploration and testing should be conducted, as the soils that will be exposed at the bottom of the basin are critical to the basin's success. Soils at the bottom of buried chambers are also important, but not as critical to their success, provided the infiltration chamber cuts through sufficiently granular soils.

In general, the rate of infiltration reduces as the head of water in the infiltration facility reduces, and it also reduces with prolonged periods of infiltration. As such, water typically infiltrates much faster near the beginning of and/or immediately after storm events than at times well after a storm when the water level in the facility has receded, since the infiltration rate is then slower due to both lower head and longer overall duration of infiltration. In open basins with compacted or silty bottoms, this could be problematic, in that, even if the basin had already infiltrated significant amounts of storm water, the lower several inches or feet of water could remain in the basin for an extended period of time, creating a prolonged open-water safety concern and potential for mosquitos. In a buried/covered infiltration chamber, these conditions would be of less concern.

Parks or play/recreation areas should not be constructed within basin bottoms or below the spillway level.

For open basins and swales, vegetation within the basin bottoms and sides is expected to help reduce erosion and help maintain infiltration rates.

Estimating infiltration rates, especially based on small-scale testing, is inexact and indefinite, and often involves known and unknown soil complexities, potentially resulting in a condition where actual infiltration rates of the completed facility are significantly less than design rates. In open infiltration basins, this could create nuisance water in the basin. As such, enhancements may be needed after completion of the basin if prolonged or frequent standing water is experienced. A potential basin enhancement, if needed, might be to install

infiltration trenches or borings in the basin bottom to capture and infiltrate low flows and to help speed infiltration during/after storms; specific recommendations, such as minimum trench/boring depth, would be developed based on conditions observed. Such a contingency should be anticipated for open basins.

Construction Considerations:

We recommend that Leighton evaluate the infiltration facility excavations, to confirm that granular, undisturbed alluvium is exposed in the bottoms and sides. Additional excavation or evaluation may be required if silty or clayey soils are exposed.

It is critical to infiltration that the basin or chamber bottom not be allowed to be compacted during construction or maintenance; rubber-tired equipment and vehicles should not be allowed to operate on the bottom. We recommend that at least the bottom 3 feet of the basins or chambers be excavated with an excavator or similar.

If fill material is needed to be placed in the basin, such as due to removal of uncontrolled artificial fill, the fill material should be select and free-draining sand, and should be observed and evaluated by Leighton.

Maintenance Considerations:

The infiltration facilities should be routinely monitored, especially before and during the rainy season, and corrective measures should be implemented as/when needed. Things to check for include proper upkeep, proper infiltration, absence of accumulated silt, and that de-silting filters/features are clean and functioning. Pretreatment desilting features should be cleaned and maintained per manufacturers' recommendations. Even with measures to prevent silt from flowing into the infiltration facility, accumulated silt may need to be removed occasionally as part of maintenance.

3.8 Pavement Design

Based on the design procedures outlined in the current Caltrans Highway Design Manual, and using an assumed design R-value of 50, flexible pavement sections may consist of the following for the Traffic Indices indicated. Final pavement design should be based on the Traffic Index determined by the project civil engineer and R-value testing provided near the end of grading.

Recommend Asphalt Pavement Section Thickness			
Traffic Index	Asphaltic Concrete (AC) Thickness (inches)	Class 2 Aggregate Base Thickness (inches)	Total Pavement Section Thickness (inches)
5	3	4	7
6	3	4.5	7.5
7	4	4.5	8.5

All pavement construction should be performed in accordance with the Standard Specifications for Public Works Construction or Caltrans Specifications. Field observations and periodic testing, as needed during placement of the base course materials, should be undertaken to ensure that the requirements of the standard specifications are fulfilled.

Prior to placement of aggregate base, the subgrade soil should be processed to a minimum depth of 6 inches, moisture-conditioned, as necessary, and recompacted to a minimum of 90 percent relative compaction. Aggregate base should be moisture conditioned, as necessary, and compacted to a minimum of 95 percent relative compaction.

If the pavement is to be constructed prior to construction of the structures, we recommend that the full depth of the pavement section be placed in order to support heavy construction traffic.

3.9 Temporary Excavations

All temporary excavations, including utility trenches, retaining wall excavations and other excavations should be performed in accordance with project plans, specifications and all OSHA requirements.

No surcharge loads should be permitted within a horizontal distance equal to the height of cut or 5 feet, whichever is greater from the top of the slope, unless the cut is shored appropriately. Excavations that extend below an imaginary plane inclined at 45 degrees below the edge of any adjacent existing site foundation should be properly shored to maintain support of the adjacent structures.

Cantilever shoring should be designed based on an active equivalent fluid pressure of 35 pcf. If excavations are braced at the top and at specific design

intervals, the active pressure may then be approximated by a rectangular soil pressure distribution with the pressure per foot of width equal to 25H, where H is equal to the depth of the excavation being shored.

During construction, the soil conditions should be regularly evaluated to verify that conditions are as anticipated. The contractor should be responsible for providing the "competent person" required by OSHA, standards to evaluate soil conditions. Close coordination between the competent person and the geotechnical engineer should be maintained to facilitate construction while providing safe excavations.

3.10 Trench Backfill

Utility-type trenches onsite can be backfilled with onsite material, provided it is free of debris, significant organic material and oversized material. Prior to backfilling the trench, pipes should be bedded and shaded in a granular material that has a sand equivalent of 30 or greater. We recommend that open-graded crushed rock or similar material not be used as bedding material, unless special provisions are implemented to limit the migration of surrounding soil into the open-graded material, such as the use of filter fabric around the open-graded material. The bedding material should extend 12 inches above the top of the pipe. The bedding/shading sand should be densified in-place by mechanical means, or, if the soil exposed in the bottom and sides of the trench has a sand equivalent greater than 15, the sand may be densified by jetting, in accordance with the Greenbook. Bedding sand should be placed in accordance with the Standard Specifications for Public Works Construction – Greenbook (Public Works Standard, Inc., 2015), current edition. The native soil fill should be placed in loose layers, moisture conditioned, as necessary, and mechanically compacted using a minimum standard of 90 percent relative compaction based on ASTM D 1557. The thickness of layers should be based on the compaction equipment used in accordance with the current Greenbook.

3.11 Surface Drainage

Inadequate control of runoff water and/or poorly controlled irrigation can cause the onsite soils to expand and/or shrink, producing heaving and/or settlement of foundations, flatwork, walls, and other improvements. Maintaining adequate surface drainage, proper disposal of runoff water, and control of irrigation should help reduce the potential for future soil moisture problems.

Positive surface drainage should be designed to be directed away from foundations and toward approved drainage devices, such as gutters, paved drainage swales, or watertight area drains and collector pipes.

Surface drainage should be provided to prevent ponding of water adjacent to the structures. In general, the area around the buildings should slope away from the building. We recommend that unpaved landscaped areas adjacent to the buildings be avoided. Roof runoff should be carried to suitable drainage outlets by watertight drain pipes or over paved areas.

3.12 Sulfate Attack and Corrosion Protection

Based on the results of laboratory testing, concrete structures in contact with the onsite soil will have negligible exposure to water-soluble sulfates in the soil. Type II cement may be used for concrete construction where the underlying soil. The concrete should be designed in accordance with Table 4.3.1 of the American Concrete Institute ACI 318-08 provisions (ACI, 2008).

Based on our laboratory testing, the onsite soil is considered mildly corrosive to ferrous metals. Typical corrosion protection of underground metallic utilities should be provided. Corrosion information presented in this report should be provided to your underground utility subcontractors.

3.13 Additional Geotechnical Services

The preliminary geotechnical recommendations presented in this report are based on subsurface conditions as interpreted from limited subsurface explorations and limited laboratory testing. Our preliminary geotechnical recommendations provided in this report are based on information available at the time the report was prepared and may change as plans are developed. Additional geotechnical investigation and analysis may be required based on final improvement plans. Leighton should review the site and grading plans when available and comment further on the geotechnical aspects of the project. Geotechnical observation and testing should be conducted during excavation and all phases of grading operations. Our conclusions and preliminary recommendations should be reviewed and verified by Leighton during construction and revised accordingly if geotechnical conditions encountered vary from our preliminary findings and interpretations.

Geotechnical observation and testing should be provided:

- After completion of site clearing.
- During overexcavation of compressible soil.
- During compaction of all fill materials.
- After excavation of all footings and prior to placement of concrete.
- During utility trench backfilling and compaction.
- During pavement subgrade and base preparation.
- When any unusual conditions are encountered.

4.0 LIMITATIONS

This report was based in part on data obtained from a limited number of observations, site visits, soil excavations, samples, and tests. Such information is, by necessity, incomplete. The nature of many sites is such that differing soil or geologic conditions can be present within small distances and under varying climatic conditions. Changes in subsurface conditions can and do occur over time. Therefore, our findings, conclusions, and recommendations presented in this report are based on the assumption that Leighton and Associates, Inc. will provide geotechnical observation and testing during construction. Please refer to the GBA “Important Information about This Geotechnical Engineering Report” presented on at the end of this report.

This report was prepared for the sole use of Hassen Development Corporation for application to the design of the proposed residential development in accordance with generally accepted geotechnical engineering practices at this time in California.

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Important Information about This Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a civil engineer may not fulfill the needs of a constructor — a construction contractor — or even another civil engineer. Because each geotechnical- engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. No one except you should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you* — should apply this report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical-engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

Geotechnical Engineers Base Each Report on a Unique Set of Project-Specific Factors

Geotechnical engineers consider many unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk-management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical-engineering report that was:

- not prepared for you;
- not prepared for your project;
- not prepared for the specific site explored; or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical-engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical-engineering report is based on conditions that existed at the time the geotechnical engineer performed the study. *Do not rely on a geotechnical-engineering report whose adequacy may have been affected by*: the passage of time; man-made events, such as construction on or adjacent to the site; or natural events, such as floods, droughts, earthquakes, or groundwater fluctuations. *Contact the geotechnical engineer before applying this report to determine if it is still reliable.* A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ — sometimes significantly — from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide geotechnical-construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are Not Final

Do not overrely on the confirmation-dependent recommendations included in your report. *Confirmation-dependent recommendations are not final,* because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations *only* by observing actual subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's confirmation-dependent recommendations if that engineer does not perform the geotechnical-construction observation required to confirm the recommendations' applicability.*

A Geotechnical-Engineering Report Is Subject to Misinterpretation

Other design-team members' misinterpretation of geotechnical-engineering reports has resulted in costly

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problems. Confront that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Constructors can also misinterpret a geotechnical-engineering report. Confront that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing geotechnical construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical-engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make constructors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give constructors the complete geotechnical-engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise constructors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure constructors have sufficient time* to perform additional study. Only then might you be in a position to give constructors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and constructors fail to recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help owners recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Environmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform an *environmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold-prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, many mold- prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical- engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; *none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.*

Rely, on Your GBC-Member Geotechnical Engineer for Additional Assistance

Membership in the Geotechnical Business Council of the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project. Confer with you GBC-Member geotechnical engineer for more information.

GEOTECHNICAL BUSINESS COUNCIL
of the Geoprofessional Business Association

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Project: 11176.001	Eng/Geol: JDH/PB
Scale:1 " = 2,000 '	Date: December 2015

Base Map: ESRI ArcGIS Online 2015
Thematic Information: Leighton
Author: (mmurphy)

SITE LOCATION MAP

Proposed Residential Development
Former Clippinger Chevrolet Dealership
137 West San Bernardino Road and Adjacent Areas
City of Covina, California

Figure 1

Leighton

Map Saved as V:\Drafting\11176\001\Maps\11176-001_F01_SLM_2015-12-07.mxd on 12/7/2015 11:17:32 AM

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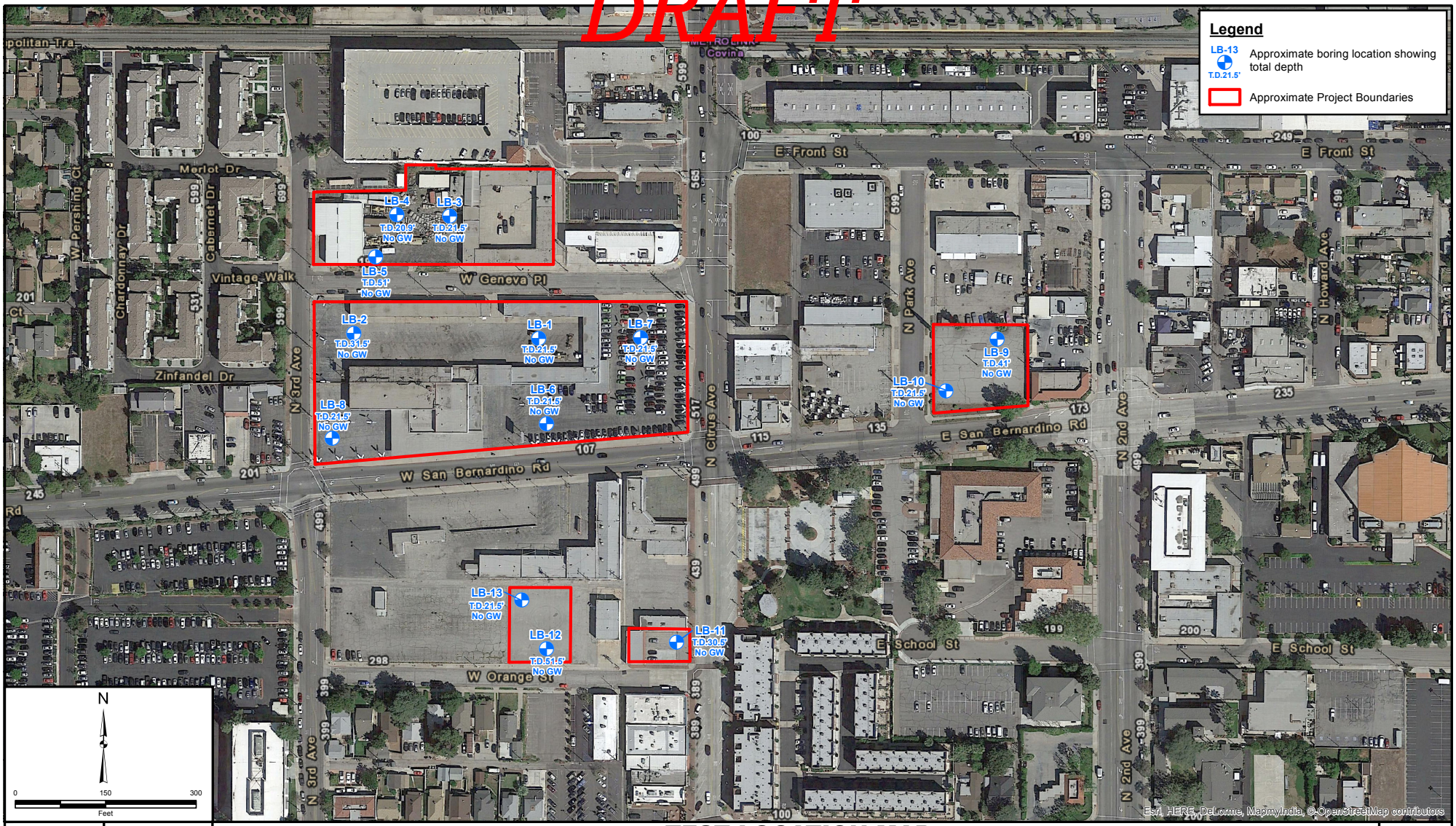

Project: 11176.001	Eng/Geol: JDH/PB
Scale: 1 " = 150 '	Date: December 2015
Base Map: Google Earth, 2015 Thematic Information: Leighton Author: (mmurphy)	

TEST LOCATION MAP

Proposed Residential Development
Former Clippinger Chevrolet Dealership
137 West San Bernardino Road and Adjacent Areas
City of Covina, California

Figure 2

Leighton

Map Saved as P:\Drafting\11176\001\Maps\11176-001_F02_TLM_2015-12-07.mxd on 12/8/2015 7:40:34 AM

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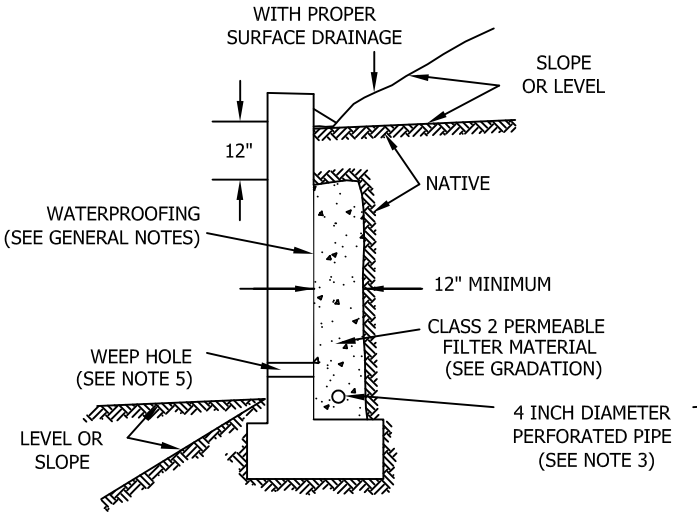
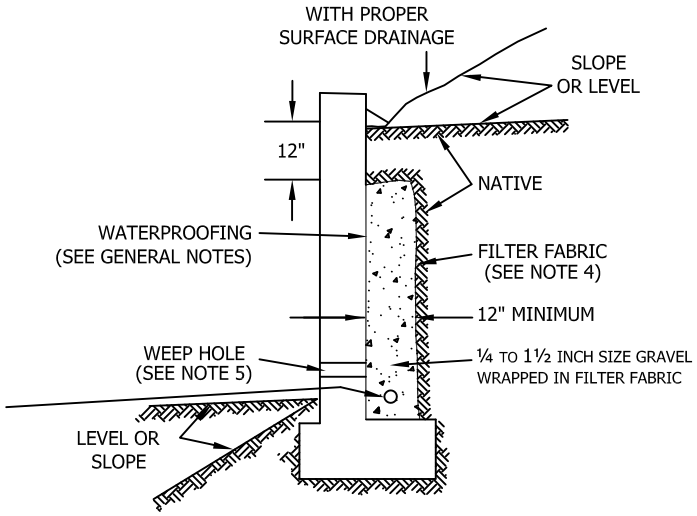
SUBDRAIN OPTIONS AND BACKFILL WHEN NATIVE MATERIAL HAS EXPANSION INDEX OF ≤50

OPTION 1: PIPE SURROUNDED WITH CLASS 2 PERMEABLE MATERIAL



OPTION 2: GRAVEL WRAPPED IN FILTER FABRIC



Class 2 Filter Permeable Material Gradation
Per Caltrans Specifications

Sieve Size	Percent Passing
1"	100
3/4"	90-100
3/8"	40-100
No. 4	25-40
No. 8	18-33
No. 30	5-15
No. 50	0-7
No. 200	0-3

GENERAL NOTES:

* Waterproofing should be provided where moisture nuisance problem through the wall is undesirable.
* Water proofing of the walls is not under purview of the geotechnical engineer
* All drains should have a gradient of 1 percent minimum
*Outlet portion of the subdrain should have a 4-inch diameter solid pipe discharged into a suitable disposal area designed by the project engineer. The subdrain pipe should be accessible for maintenance (rodding)
*Other subdrain backfill options are subject to the review by the geotechnical engineer and modification of design parameters.

Notes:
1) Sand should have a sand equivalent of 30 or greater and may be densified by water jetting.
2) 1 Cu. ft. per ft. of 1/4- to 1 1/2-inch size gravel wrapped in filter fabric
3) Pipe type should be ASTM D1527 Acrylonitrile Butadiene Styrene (ABS) SDR35 or ASTM D1785 Polyvinyl Chloride plastic (PVC), Schedule 40, Armco A2000 PVC, or approved equivalent. Pipe should be installed with perforations down. Perforations should be 3/8 inch in diameter placed at the ends of a 120-degree arc in two rows at 3-inch on center (staggered)
4) Filter fabric should be Mirafi 140NC or approved equivalent.
5) Weephole should be 3-inch minimum diameter and provided at 10-foot maximum intervals. If exposure is permitted, weepholes should be located 12 inches above finished grade. If exposure is not permitted such as for a wall adjacent to a sidewalk/curb, a pipe under the sidewalk to be discharged through the curb face or equivalent should be provided. For a basement-type wall, a proper subdrain outlet system should be provided.
6) Retaining wall plans should be reviewed and approved by the geotechnical engineer.
7) Walls over six feet in height are subject to a special review by the geotechnical engineer and modifications to the above requirements.

RETAINING WALL BACKFILL AND SUBDRAIN DETAIL FOR WALLS 6 FEET OR LESS IN HEIGHT

WHEN NATIVE MATERIAL HAS EXPANSION INDEX OF ≤50

Leighton

Figure 3

P:\Drafting\templates\details\retain-wall-backfill-and subdrain.dwg (7/00)

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APPENDIX A

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APPENDIX A

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APPENDIX B

GEOTECHNICAL BORING LOGS & INFILTRATION TEST RESULTS

GEOTECHNICAL BORING LOG LB- 1

DRAFT

Project No.	11176.001	**Date Drilled**	11-5-15
Project	Hassen Covina	**Logged By**	BER
Drilling Co.	2R Drilling	**Hole Diameter**	10"
Drilling Method	Hollow Stem Auger - 140lb - Autohammer - 30" Drop	**Ground Elevation**	554'
Location	see Figure 2	**Sampled By**	BER

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
		N S							*This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.*	
	0			B-1					@surface: 3" asphalt over 5.5" base	EI, MD, CR
550				R-1	9 8 8	110	8	SM	**Alluvium (Qal)** @2.5' SILTY SAND, medium dense, dark brown, slightly moist, nonplastic, 35% fines (field estimate)	PP
	5			R-2	3 2 5	103	11	ML	@5' SANDY SILT, medium stiff, dark brown, slightly moist, nonplastic	CN, PP
545										
	10			R-3	7 8 10	108	7	ML	@10' same as above, very stiff	PP
540										
	15			R-4	5 6 11	121	8	SM	@15' SILTY SAND, medium dense, brown, slightly moist, nonplastic, 30% fines (field estimate), trace gravel, 1" gravel max, fractured rock in sampler tip	CO, PP
535										
	20			S-5	7 5 5			SW	@20' SAND with gravel, loose-medium dense, light brown, slightly moist, coarse sand, nonplastic, 1" gravel max	
								ML	@21.2' SILT, stiff, brown, slightly moist, nonplastic	
530									Total depth of 21.5 feet No groundwater encountered Backfilled with soil cuttings on 11/5/15	
	25									
525										
	30									

SAMPLE TYPES:

- B BULK SAMPLE
- C CORE SAMPLE
- G GRAB SAMPLE
- R RING SAMPLE
- S SPLIT SPOON SAMPLE
- T TUBE SAMPLE

TYPE OF TESTS:

- -200 % FINES PASSING
- AL ATTERBERG LIMITS
- CN CONSOLIDATION
- CO COLLAPSE
- CR CORROSION
- CU UNDRAINED TRIAXIAL
- DS DIRECT SHEAR
- EI EXPANSION INDEX
- H HYDROMETER
- MD MAXIMUM DENSITY
- PP POCKET PENETROMETER
- RV R VALUE
- SA SIEVE ANALYSIS
- SE SAND EQUIVALENT
- SG SPECIFIC GRAVITY
- UC UNCONFINED COMPRESSIVE STRENGTH



*** This log is a part of a report by Leighton and should not be used as a stand-alone document. ***

GEOTECHNICAL BORING LOG LB- 2

DRAFT

Project No.	11176.001	**Date Drilled**	11-5-15
Project	Hassen Covina	**Logged By**	BER
Drilling Co.	2R Drilling	**Hole Diameter**	10"
Drilling Method	Hollow Stem Auger - 140lb - Autohammer - 30" Drop	**Ground Elevation**	552'
Location	see Figure 2	**Sampled By**	BER

Elevation Feet	Depth Feet	Graphic Log (N S)	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
	0								*This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.*	
									@surface: 2.5" asphalt over 4.5" base **Undocumented Fill**	
550				R-1	5 10 13	112	16	CL	@2.5' CLAY with gravel, very stiff, dark gray, slightly moist, high plasticity, 0.5" gravel max, silt in sampler tip	PP
	5			R-2	3 3 5	106	9	ML	**Alluvium (Qal)** @5' SANDY SILT, medium stiff, dark brown, slightly moist, nonplastic, 25% sand (field estimate)	CO, PP
545										
	10			R-3	6 8 10	117	11	ML	@10' SANDY SILT, very stiff, dark brown, slightly moist, nonplastic, 0% gravel, 46% sand, 54% fines	SA, PP
540										
	15			R-4	7 8 12	109	6	SM	@15' SILTY SAND, medium dense, brown, slightly moist, nonplastic, 20% fines (field estimate)	PP
535										
	20			S-5	3 6 3			SM	@20' SILTY SAND, loose, brown, moist, coarse sand, nonplastic, 26% fines, trace clay, trace gravel, 1" gravel max	-200
530										
	25			S-6	15 18 50/6"			SW	@25' SAND with gravel, very dense, light brown, slightly moist, coarse sand, nonplastic, 2" gravel max	
525										
	30									

SAMPLE TYPES:

- B BULK SAMPLE
- C CORE SAMPLE
- G GRAB SAMPLE
- R RING SAMPLE
- S SPLIT SPOON SAMPLE
- T TUBE SAMPLE

TYPE OF TESTS:

- -200 % FINES PASSING
- AL ATTERBERG LIMITS
- CN CONSOLIDATION
- CO COLLAPSE
- CR CORROSION
- CU UNDRAINED TRIAXIAL
- DS DIRECT SHEAR
- EI EXPANSION INDEX
- H HYDROMETER
- MD MAXIMUM DENSITY
- PP POCKET PENETROMETER
- RV R VALUE
- SA SIEVE ANALYSIS
- SE SAND EQUIVALENT
- SG SPECIFIC GRAVITY
- UC UNCONFINED COMPRESSIVE STRENGTH



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GEOTECHNICAL BORING LOG LB- 2

DRAFT

Project No.	11176.001	**Date Drilled**	11-5-15
Project	Hassen Covina	**Logged By**	BER
Drilling Co.	2R Drilling	**Hole Diameter**	10"
Drilling Method	Hollow Stem Auger - 140lb - Autohammer - 30" Drop	**Ground Elevation**	552'
Location	see Figure 2	**Sampled By**	BER

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
		N S							*This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.*	
	30			S-7	6 8 10			ML	@30' SILT, very stiff, brown, slightly moist, nonplastic, mica flakes	
520										
									Total depth of 31.5 feet No groundwater encountered Backfilled with soil cuttings on 11/5/15	
	35								Moved over 5 feet and straight drilled to 10 feet for infiltration testing, backfilled on 11/9/15	
515										
	40									
510										
	45									
505										
	50									
500										
	55									
495										
	60									

SAMPLE TYPES:

- B BULK SAMPLE
- C CORE SAMPLE
- G GRAB SAMPLE
- R RING SAMPLE
- S SPLIT SPOON SAMPLE
- T TUBE SAMPLE

TYPE OF TESTS:

- -200 % FINES PASSING
- AL ATTERBERG LIMITS
- CN CONSOLIDATION
- CO COLLAPSE
- CR CORROSION
- CU UNDRAINED TRIAXIAL
- DS DIRECT SHEAR
- EI EXPANSION INDEX
- H HYDROMETER
- MD MAXIMUM DENSITY
- PP POCKET PENETROMETER
- RV R VALUE
- SA SIEVE ANALYSIS
- SE SAND EQUIVALENT
- SG SPECIFIC GRAVITY
- UC UNCONFINED COMPRESSIVE STRENGTH



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GEOTECHNICAL BORING LOG LB- 3

DRAFT

Project No.	11176.001	**Date Drilled**	11-5-15
Project	Hassen Covina	**Logged By**	BER
Drilling Co.	2R Drilling	**Hole Diameter**	10"
Drilling Method	Hollow Stem Auger - 140lb - Autohammer - 30" Drop	**Ground Elevation**	552'
Location	see Figure 2	**Sampled By**	BER

Elevation Feet	Depth Feet	Graphic Log (N S)	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
	0								@surface: 3" asphalt over 0" base	
550				R-1	1 3 4	106	10	ML	**Alluvium (Qal)** @2.5' SILT, medium stiff, dark brown, moist, nonplastic	PP
	5			R-2	4 6 8	115	11	ML	@5' same as above, stiff	PP
545										
	10			R-3	7 8 15	107	2	SW	@10' SAND, medium dense, brown, very moist, coarse sand, nonplastic, trace gravel, 1" gravel max	PP
540										
	15			R-4	6 12 33	108	3	SP-SM	@15' SAND with silt and gravel, dense, dark brown, moist, coarse sand, nonplastic, 10% fines (field estimate), 2" gravel max	PP
535										
	20			S-5	38 40 25			SW	20' SAND with gravel, very dense, light brown, moist, coarse sand, nonplastic, 1" gravel max	
530									Total depth of 21.5 feet No groundwater encountered Backfilled with soil cuttings on 11/5/15	
	25									
525										
	30									

Soil Description: This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.

SAMPLE TYPES:
- B BULK SAMPLE
- C CORE SAMPLE
- G GRAB SAMPLE
- R RING SAMPLE
- S SPLIT SPOON SAMPLE
- T TUBE SAMPLE

TYPE OF TESTS:
- -200 % FINES PASSING
- AL ATTERBERG LIMITS
- CN CONSOLIDATION
- CO COLLAPSE
- CR CORROSION
- CU UNDRAINED TRIAXIAL
- DS DIRECT SHEAR
- EI EXPANSION INDEX
- H HYDROMETER
- MD MAXIMUM DENSITY
- PP POCKET PENETROMETER
- RV R VALUE
- SA SIEVE ANALYSIS
- SE SAND EQUIVALENT
- SG SPECIFIC GRAVITY
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GEOTECHNICAL BORING LOG LB- 4

DRAFT

Project No.	11176.001	**Date Drilled**	11-5-15
Project	Hassen Covina	**Logged By**	BER
Drilling Co.	2R Drilling	**Hole Diameter**	10"
Drilling Method	Hollow Stem Auger - 140lb - Autohammer - 30" Drop	**Ground Elevation**	550'
Location	see Figure 2	**Sampled By**	BER

Elevation Feet	Depth Feet	Graphic Log (N / S)	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
550	0								@surface: asphalt, 2" AC over 0" base	
				R-1	3 4 7	109	9	ML	**Alluvium (Qal)** @2.5' SILT, stiff, dark brown, slightly moist, nonplastic, mica flakes	PP
545	5			R-2	6 8 9	114	10	ML	@5' same as above, very stiff	PP
540	10			R-3	5 7 9	112	9	ML	@10' same as above, very stiff	PP
535	15			R-4	7 25 50	122	4	ML	@15' SANDY SILT with gravel, hard, brown, moist, nonplastic, 25% sand (field estimate), 1" gravel max, fracture rock present, 2" max fractured rock	PP
530	20			S-5	25 50/5"			SW	@20' SAND with gravel, very dense, light brown, slightly moist, coarse sand, nonplastic, 1.5" gravel max	
									Total depth of 20.9 feet No groundwater encountered Backfilled with soil cuttings on 11/5/15	
525	25									
520	30									

SAMPLE TYPES:

- B BULK SAMPLE
- C CORE SAMPLE
- G GRAB SAMPLE
- R RING SAMPLE
- S SPLIT SPOON SAMPLE
- T TUBE SAMPLE

TYPE OF TESTS:

- -200 % FINES PASSING
- AL ATTERBERG LIMITS
- CN CONSOLIDATION
- CO COLLAPSE
- CR CORROSION
- CU UNDRAINED TRIAXIAL
- DS DIRECT SHEAR
- EI EXPANSION INDEX
- H HYDROMETER
- MD MAXIMUM DENSITY
- PP POCKET PENETROMETER
- RV R VALUE
- SA SIEVE ANALYSIS
- SE SAND EQUIVALENT
- SG SPECIFIC GRAVITY
- UC UNCONFINED COMPRESSIVE STRENGTH

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GEOTECHNICAL BORING LOG LB- 5

DRAFT

Project No.	11176.001	**Date Drilled**	11-5-15
Project	Hassen Covina	**Logged By**	BER
Drilling Co.	2R Drilling	**Hole Diameter**	10"
Drilling Method	Hollow Stem Auger - 140lb - Autohammer - 30" Drop	**Ground Elevation**	550'
Location	see Figure 2	**Sampled By**	BER

Elevation Feet	Depth Feet	Graphic Log (N / S)	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
									This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.	
550	0								@surface: 4" asphalt over 6.5" base	
				R-1	3 3 3	100	9	ML	**Alluvium (Qal)** @2.5' SILT, medium stiff, dark brown, slightly moist, nonplastic	PP
545	5			R-2	3 4 6	106	9	ML	@5' same as above, stiff	PP
540	10			R-3	5 5 8	112	10	SM	@10' SILTY SAND, stiff, 1% gravel, 52% sand, 47% fines, mica flakes	SA, CO, PP
535	15			R-4	5 6 9	116	12	SM	@15' SILTY SAND, stiff-very stiff, dark brown, slightly moist, nonplastic, 16% fines	-200, PP
530	20			S-5	28 20 18			SW	@20' SAND with gravel, dense, light brown, moist, coarse sand, nonplastic, 1.5" gravel max @22' gravel/cobbles in soil cuttings, 2"- 4" average	
525	25			S-6	28 40 38			SW	@25' SAND with gravel, very dense, light brown, moist, coarse sand, nonplastic, 1.5" gravel max, fractured rock present	
520	30									

SAMPLE TYPES:

- B BULK SAMPLE
- C CORE SAMPLE
- G GRAB SAMPLE
- R RING SAMPLE
- S SPLIT SPOON SAMPLE
- T TUBE SAMPLE

TYPE OF TESTS:

- -200 % FINES PASSING
- AL ATTERBERG LIMITS
- CN CONSOLIDATION
- CO COLLAPSE
- CR CORROSION
- CU UNDRAINED TRIAXIAL
- DS DIRECT SHEAR
- EI EXPANSION INDEX
- H HYDROMETER
- MD MAXIMUM DENSITY
- PP POCKET PENETROMETER
- RV R VALUE
- SA SIEVE ANALYSIS
- SE SAND EQUIVALENT
- SG SPECIFIC GRAVITY
- UC UNCONFINED COMPRESSIVE STRENGTH

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GEOTECHNICAL BORING LOG LB- 5

DRAFT

Project No.	11176.001	**Date Drilled**	11-5-15
Project	Hassen Covina	**Logged By**	BER
Drilling Co.	2R Drilling	**Hole Diameter**	10"
Drilling Method	Hollow Stem Auger - 140lb - Autohammer - 30" Drop	**Ground Elevation**	550'
Location	see Figure 2	**Sampled By**	BER

Elevation Feet	Depth Feet	Graphic Log (N S)	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
520	30			S-7	5 10 12			ML	@30' SANDY SILT with gravel, very stiff, brown, moist, nonplastic, 20% sand (field estimate), 0.5" gravel max	
515	35			S-8	30 50/6"			SW	@35' SAND with gravel, very dense, light brown, moist, coarse sand, nonplastic, 1" gravel max	
510	40			S-9	50/4"			SW	@40' same as above, very dense, 1.5" gravel max	
505	45			S-10	22 24 28			SW	@45' same as above, very dense, 1.5" gravel max	
500	50			S-11	31 50/6"			SW	@50' same as above, very dense, 1" gravel max	
495	55								Total depth of 51 feet No groundwater encountered Backfilled with soil cuttings on 11/5/15 Moved over 5 feet and straight drilled to 10 feet for infiltration testing, backfilled on 11/9/15	
490	60									

SAMPLE TYPES:

- B BULK SAMPLE
- C CORE SAMPLE
- G GRAB SAMPLE
- R RING SAMPLE
- S SPLIT SPOON SAMPLE
- T TUBE SAMPLE

TYPE OF TESTS:

- -200 % FINES PASSING
- AL ATTERBERG LIMITS
- CN CONSOLIDATION
- CO COLLAPSE
- CR CORROSION
- CU UNDRAINED TRIAXIAL
- DS DIRECT SHEAR
- EI EXPANSION INDEX
- H HYDROMETER
- MD MAXIMUM DENSITY
- PP POCKET PENETROMETER
- RV R VALUE
- SA SIEVE ANALYSIS
- SE SAND EQUIVALENT
- SG SPECIFIC GRAVITY
- UC UNCONFINED COMPRESSIVE STRENGTH

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GEOTECHNICAL BORING LOG LB- 6

DRAFT

Project No.	11176.001	**Date Drilled**	11-5-15
Project	Hassen Covina	**Logged By**	BER
Drilling Co.	2R Drilling	**Hole Diameter**	10"
Drilling Method	Hollow Stem Auger - 140lb - Autohammer - 30" Drop	**Ground Elevation**	553'
Location	see Figure 2	**Sampled By**	BER

Elevation Feet	Depth Feet	Graphic Log (N S)	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
	0								@ 3" asphalt over 4" base	
550				R-1	2 2 2	100	9	SM	**Alluvium (Qal)** @2.5' SILTY SAND, loose, dark brown, moist, nonplastic, 30% fines (field estimate)	PP
	5			R-2	5 8 15	103	5	SP	@5' SAND, medium dense, brown, moist, medium sand, nonplastic	PP
545										
	10			R-3	10 18 22	117	2	SW	@10' SAND with gravel, dense, brown, moist, nonplastic, 1.5" gravel max	PP
540										
	15			R-4	15 27 40	93	4	SW	@15' same as above, very dense, more gravel, 30% gravel (field estimate)	PP
535										
	20			S-5	27 40 30			SW	@20' SAND with gravel, very dense, light brown, moist, coarse sand, nonplastic, 1.5" gravel max	
530									Total depth of 21.5 feet No groundwater encountered Backfilled with soil cuttings on 11/5/15	
	25									
525										
	30									

This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.

SAMPLE TYPES:
- B BULK SAMPLE
- C CORE SAMPLE
- G GRAB SAMPLE
- R RING SAMPLE
- S SPLIT SPOON SAMPLE
- T TUBE SAMPLE

TYPE OF TESTS:
- -200 % FINES PASSING
- AL ATTERBERG LIMITS
- CN CONSOLIDATION
- CO COLLAPSE
- CR CORROSION
- CU UNDRAINED TRIAXIAL
- DS DIRECT SHEAR
- EI EXPANSION INDEX
- H HYDROMETER
- MD MAXIMUM DENSITY
- PP POCKET PENETROMETER
- RV R VALUE
- SA SIEVE ANALYSIS
- SE SAND EQUIVALENT
- SG SPECIFIC GRAVITY
- UC UNCONFINED COMPRESSIVE STRENGTH



*** This log is a part of a report by Leighton and should not be used as a stand-alone document. ***

GEOTECHNICAL BORING LOG LB- 7

DRAFT

Project No.	11176.001	**Date Drilled**	11-5-15
Project	Hassen Covina	**Logged By**	BER
Drilling Co.	2R Drilling	**Hole Diameter**	10"
Drilling Method	Hollow Stem Auger - 140lb - Autohammer - 30" Drop	**Ground Elevation**	555'
Location	see Figure 2	**Sampled By**	BER

Elevation Feet	Depth Feet	Graphic Log (N S)	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
									This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.	
555	0								@surface: 3" asphalt over 6" base	
				R-1	3 2 3	103	10	ML	**Alluvium (Qal)** @2.5' SILT, medium stiff, dark brown, moist, nonplastic	PP
550	5			R-2	2 3 5	112	4	ML	@5' SANDY SILT, stiff-medium stiff, dark brown, moist, nonplastic, 10% sand (field estimate), sand with gravel in sampler tip	PP
545	10			R-3	7 18 15	118	3	SM	@10' SILTY SAND with gravel, dense, brown, moist, fine to medium sand, subrounded, nonplastic, 25% fines (field estimate), 1.5" gravel max	PP
540	15			R-4	8 11 15	118	7	SM	@15' same as above, medium dense, 20% fines (field estimate)	PP
535	20			S-5	13 23 18			SW	@20' SAND with gravel, very dense, light brown, moist, coarse sand, nonplastic, 1" gravel max	
									Total depth of 21.5 feet No groundwater encountered Backfilled with soil cuttings on 11/5/15	
530	25									
525	30									

SAMPLE TYPES:

- B BULK SAMPLE
- C CORE SAMPLE
- G GRAB SAMPLE
- R RING SAMPLE
- S SPLIT SPOON SAMPLE
- T TUBE SAMPLE

TYPE OF TESTS:

- -200 % FINES PASSING
- AL ATTERBERG LIMITS
- CN CONSOLIDATION
- CO COLLAPSE
- CR CORROSION
- CU UNDRAINED TRIAXIAL
- DS DIRECT SHEAR
- EI EXPANSION INDEX
- H HYDROMETER
- MD MAXIMUM DENSITY
- PP POCKET PENETROMETER
- RV R VALUE
- SA SIEVE ANALYSIS
- SE SAND EQUIVALENT
- SG SPECIFIC GRAVITY
- UC UNCONFINED COMPRESSIVE STRENGTH

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GEOTECHNICAL BORING LOG LB- 8

DRAFT

Project No.	11176.001	**Date Drilled**	11-6-15
Project	Hassen Covina	**Logged By**	BER
Drilling Co.	2R Drilling	**Hole Diameter**	10"
Drilling Method	Hollow Stem Auger - 140lb - Autohammer - 30" Drop	**Ground Elevation**	549'
Location	see Figure 2	**Sampled By**	BER

Elevation Feet	Depth Feet	Graphic Log (N S)	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
	0								@surface: 4" asphalt over 6" base	
				R-1	3 5 5	105	11	ML	**Alluvium (Qal)** @2.5' SANDY SILT, stiff, dark brown, moist, nonplastic, 20% sand (field estimate)	PP
545	5			R-2	3 4 6	111	12	ML	@5' same as above, stiff	PP
540	10			R-3	6 9 10	109	7	SM	@10' SILTY SAND, medium dense, dark brown, moist, nonplastic, 35% fines (field estimate), 2" gravel in sampler tip	PP
535	15			R-4	6 8 24	122	7	ML	@15' SANDY SILT, hard, dark brown, moist, nonplastic, 20% sand (field estimate), trace clay	PP
530	20			S-5	16 14 17			SW	@20' SAND with gravel, dense, light brown, moist, nonplastic, 1.5" gravel max	
525	25								Total depth of 21.5 feet No groundwater encountered Backfilled with soil cuttings on 11/6/15	
520	30									

SAMPLE TYPES:

- B BULK SAMPLE
- C CORE SAMPLE
- G GRAB SAMPLE
- R RING SAMPLE
- S SPLIT SPOON SAMPLE
- T TUBE SAMPLE

TYPE OF TESTS:

- -200 % FINES PASSING
- AL ATTERBERG LIMITS
- CN CONSOLIDATION
- CO COLLAPSE
- CR CORROSION
- CU UNDRAINED TRIAXIAL
- DS DIRECT SHEAR
- EI EXPANSION INDEX
- H HYDROMETER
- MD MAXIMUM DENSITY
- PP POCKET PENETROMETER
- RV R VALUE
- SA SIEVE ANALYSIS
- SE SAND EQUIVALENT
- SG SPECIFIC GRAVITY
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GEOTECHNICAL BORING LOG LB- 9

DRAFT

Project No.	11176.001	**Date Drilled**	11-6-15
Project	Hassen Covina	**Logged By**	BER
Drilling Co.	2R Drilling	**Hole Diameter**	10"
Drilling Method	Hollow Stem Auger - 140lb - Autohammer - 30" Drop	**Ground Elevation**	562'
Location	see Figure 2	**Sampled By**	BER

Elevation Feet	Depth Feet	Graphic Log (N / S)	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
	0			B-2					@surface: 2.5" asphalt over 0" base	
560				R-1	3 5 5	101	5	SM	**Alluvium (Qal)** @2.5' SILTY SAND, medium dense, dark brown, moist, nonplastic, 30% fines (field estimate)	PP
	5			R-2	3 5 8	99	3	SW	@5' SAND with gravel, medium dense, brown, moist, coarse sand, subrounded, nonplastic, 1.5" gravel max	PP
555										
	10			R-3	8 9 15	117	10	ML	@10' SILT, very stiff, dark brown, slightly moist, nonplastic, 10% sand (field estimate), trace gravel, 0.5" gravel max	PP
550										
	15			R-4	19 36 50	102	2	SW	@15' SAND with gravel, very dense, light brown, slightly moist, coarse sand, subangular, nonplastic, 1" gravel max	PP
545										
	20			S-5	18 13 16			SP	@20' SAND with gravel, medium dense, light brown, slightly moist, medium sand, subrounded, nonplastic, 1" gravel max	
540										
	25			S-6	21 36 48			SW	@25' SAND with gravel, very dense, light brown, slightly moist, coarse sand, subangular, nonplastic, 1" gravel max	
535										
	30									

SAMPLE TYPES:

- B BULK SAMPLE
- C CORE SAMPLE
- G GRAB SAMPLE
- R RING SAMPLE
- S SPLIT SPOON SAMPLE
- T TUBE SAMPLE

TYPE OF TESTS:

- -200 % FINES PASSING
- AL ATTERBERG LIMITS
- CN CONSOLIDATION
- CO COLLAPSE
- CR CORROSION
- CU UNDRAINED TRIAXIAL
- DS DIRECT SHEAR
- EI EXPANSION INDEX
- H HYDROMETER
- MD MAXIMUM DENSITY
- PP POCKET PENETROMETER
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- SE SAND EQUIVALENT
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GEOTECHNICAL BORING LOG LB- 9

DRAFT

Project No.	11176.001	**Date Drilled**	11-6-15
Project	Hassen Covina	**Logged By**	BER
Drilling Co.	2R Drilling	**Hole Diameter**	10"
Drilling Method	Hollow Stem Auger - 140lb - Autohammer - 30" Drop	**Ground Elevation**	562'
Location	see Figure 2	**Sampled By**	BER

Elevation Feet	Depth Feet	Graphic Log (N S)	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
	30			S-7	14 18 25			SW	@30' SAND with gravel, dense, light brown, moist, coarse sand, subangular, nonplastic, 1.75" gravel max	
530										
	35			S-8	18 35 47			SW	@35', same as above, 1.5" gravel max	
525										
	40			S-9	41 50/6"			SW	@40' same as above	
520									Total depth of 41 feet No groundwater encountered Backfilled with soil cuttings on 11/6/15 Moved over 5 feet and straight drilled to 10 feet for infiltration testing, backfilled on 11/9/15	
	45									
515										
	50									
510										
	55									
505										
	60									

The Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.

SAMPLE TYPES:
- B BULK SAMPLE
- C CORE SAMPLE
- G GRAB SAMPLE
- R RING SAMPLE
- S SPLIT SPOON SAMPLE
- T TUBE SAMPLE

TYPE OF TESTS:
- -200 % FINES PASSING
- AL ATTERBERG LIMITS
- CN CONSOLIDATION
- CO COLLAPSE
- CR CORROSION
- CU UNDRAINED TRIAXIAL
- DS DIRECT SHEAR
- EI EXPANSION INDEX
- H HYDROMETER
- MD MAXIMUM DENSITY
- PP POCKET PENETROMETER
- RV R VALUE
- SA SIEVE ANALYSIS
- SE SAND EQUIVALENT
- SG SPECIFIC GRAVITY
- UC UNCONFINED COMPRESSIVE STRENGTH

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GEOTECHNICAL BORING LOG LB-10

DRAFT

Project No.	11176.001	**Date Drilled**	11-6-15
Project	Hassen Covina	**Logged By**	BER
Drilling Co.	2R Drilling	**Hole Diameter**	10"
Drilling Method	Hollow Stem Auger - 140lb - Autohammer - 30" Drop	**Ground Elevation**	560'
Location	see Figure 2	**Sampled By**	BER

Elevation Feet	Depth Feet	Graphic Log (N / S)	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
560	0								@surface: 2.5" asphalt over 0" base	
				R-1	4 6 7	105	2	SM	**Alluvium (Qal)** @2.5' SILTY SAND, medium dense, brown, slightly moist, medium to coarse sand, nonplastic, 15% fines (field estimate)	PP
555	5			R-2	6 10 14				@5', no recovery, medium dense	
550	10			R-3	10 14 26	117	4	SM	@10' SILTY SAND with gravel, dense, brown, slightly moist, coarse sand, subangular, nonplastic, 25% fines (field estimate), 1.5" gravel max	PP
545	15			R-4	24 50/6"				@15', no recovery, very dense	
540	20			S-5	19 14 19			SW	@20' SAND with gravel, dense, light brown, moist, coarse sand, subangular, nonplastic, 1.5" gravel max	
535	25								Total depth of 21.5 feet No groundwater encountered Backfilled with soil cuttings on 11/6/15	
530	30									

SAMPLE TYPES:
- B BULK SAMPLE
- C CORE SAMPLE
- G GRAB SAMPLE
- R RING SAMPLE
- S SPLIT SPOON SAMPLE
- T TUBE SAMPLE

TYPE OF TESTS:
- -200 % FINES PASSING
- AL ATTERBERG LIMITS
- CN CONSOLIDATION
- CO COLLAPSE
- CR CORROSION
- CU UNDRAINED TRIAXIAL
- DS DIRECT SHEAR
- EI EXPANSION INDEX
- H HYDROMETER
- MD MAXIMUM DENSITY
- PP POCKET PENETROMETER
- RV R VALUE
- SA SIEVE ANALYSIS
- SE SAND EQUIVALENT
- SG SPECIFIC GRAVITY
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GEOTECHNICAL BORING LOG LB-11

DRAFT

Project No.	11176.001	**Date Drilled**	11-6-15
Project	Hassen Covina	**Logged By**	BER
Drilling Co.	2R Drilling	**Hole Diameter**	10"
Drilling Method	Hollow Stem Auger - 140lb - Autohammer - 30" Drop	**Ground Elevation**	554'
Location	see Figure 2	**Sampled By**	BER

Elevation Feet	Depth Feet	Graphic Log (N / S)	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
	0								*This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.*	
									@surface: 1.5" asphalt over 3" concrete over 0" base **Undocumented Fill**	
550				R-1	5 4 4	106	5	SW	@2.5' SAND, loose, brown, slightly moist, medium sand, nonplastic, two 2.5" fractured rocks in sampler	PP
	5			R-2	3 5 5	103	10	SM	**Alluvium (Qal)** @5' SILTY SAND, loose-medium dense, brown, slightly moist, nonplastic, 20% fines (field estimate)	CN, PP
545										
	10			R-3	5 6 8	119	13	ML	@10' SANDY SILT, stiff, dark brown, slightly moist, nonplastic, 35% sand (field estimate)	CO, PP
540										
	15			R-4	12 20 22	122	3	GW-SW	@15' SAND and GRAVEL, dense, brown, moist, coarse sand, nonplastic, 1.5" gravel max	PP
535										
	20			S-5	12 19 25			SW	@20' SAND with gravel, dense, light brown, moist, coarse sand, subrounded, nonplastic, 1" gravel max	
530										
	25			S-6	40 50/4"			GW-SW	@25' SAND and GRAVEL, very dense, light brown, moist, coarse sand, angular, nonplastic, 1.5" gravel max	
525										
	30									

SAMPLE TYPES:

- B BULK SAMPLE
- C CORE SAMPLE
- G GRAB SAMPLE
- R RING SAMPLE
- S SPLIT SPOON SAMPLE
- T TUBE SAMPLE

TYPE OF TESTS:

- -200 % FINES PASSING
- AL ATTERBERG LIMITS
- CN CONSOLIDATION
- CO COLLAPSE
- CR CORROSION
- CU UNDRAINED TRIAXIAL
- DS DIRECT SHEAR
- EI EXPANSION INDEX
- H HYDROMETER
- MD MAXIMUM DENSITY
- PP POCKET PENETROMETER
- RV R VALUE
- SA SIEVE ANALYSIS
- SE SAND EQUIVALENT
- SG SPECIFIC GRAVITY
- UC UNCONFINED COMPRESSIVE STRENGTH



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GEOTECHNICAL BORING LOG LB-11

DRAFT

Project No.	11176.001	**Date Drilled**	11-6-15
Project	Hassen Covina	**Logged By**	BER
Drilling Co.	2R Drilling	**Hole Diameter**	10"
Drilling Method	Hollow Stem Auger - 140lb - Autohammer - 30" Drop	**Ground Elevation**	554'
Location	see Figure 2	**Sampled By**	BER

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
		N S							*This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.*	
	30			S-7	50/6"			SW	@30' SAND with gravel, light brown, moist, coarse sand, angular, nonplastic, 1" gravel max, only 4" of recovery	
520	35								Total depth of 30.5 feet No groundwater encountered Backfilled soil cuttings on 11/6/15 Moved over 5 feet and straight drilled to 10 feet for infiltration testing, backfilled on 11/9/15	
515	40									
510	45									
505	50									
500	55									
495	60									

SAMPLE TYPES:

- B BULK SAMPLE
- C CORE SAMPLE
- G GRAB SAMPLE
- R RING SAMPLE
- S SPLIT SPOON SAMPLE
- T TUBE SAMPLE

TYPE OF TESTS:

- -200 % FINES PASSING
- AL ATTERBERG LIMITS
- CN CONSOLIDATION
- CO COLLAPSE
- CR CORROSION
- CU UNDRAINED TRIAXIAL
- DS DIRECT SHEAR
- EI EXPANSION INDEX
- H HYDROMETER
- MD MAXIMUM DENSITY
- PP POCKET PENETROMETER
- RV R VALUE
- SA SIEVE ANALYSIS
- SE SAND EQUIVALENT
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GEOTECHNICAL BORING LOG LB-12

DRAFT

Project No.	11176.001	**Date Drilled**	11-6-15
Project	Hassen Covina	**Logged By**	BER
Drilling Co.	2R Drilling	**Hole Diameter**	10"
Drilling Method	Hollow Stem Auger - 140lb - Autohammer - 30" Drop	**Ground Elevation**	551'
Location	see Figure 2	**Sampled By**	BER

Elevation Feet	Depth Feet	Graphic Log (N / S)	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
									This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.	
550	0			B-3					@surface: 3.5" asphalt over 5" base	EI, MD, CR
				R-1	4 5 8	106	5	SM	**Alluvium (Qal)** @2.5' SILTY SAND, medium dense, dark brown, slightly moist, nonplastic, 25% fines (field estimate)	PP
545	5			R-2	3 4 7	106	9	SM	@5' same as above, medium dense	PP
540	10			R-3	7 8 10	110	7	SM	@10' same as above, medium dense, 14% fines, trace gravel, 1" gravel max	-200, PP
535	15			R-4	9 17 27	124	3	SM	@15' SILTY SAND with gravel, dense, brown, moist, subrounded, nonplastic, 20% fines (field estimate), 1" gravel max	PP
530	20			S-5	5 4 5			ML	@20' SILT, stiff, brown, moist, nonplastic material started getting real hard to drill, contactor added water to boring	
525	25			S-6	10 11 11			ML	@25' SILT with gravel, very stiff, brown, moist, no to low plasticity, 1" gravel max	
	30									

SAMPLE TYPES:

- B BULK SAMPLE
- C CORE SAMPLE
- G GRAB SAMPLE
- R RING SAMPLE
- S SPLIT SPOON SAMPLE
- T TUBE SAMPLE

TYPE OF TESTS:

- -200 % FINES PASSING
- AL ATTERBERG LIMITS
- CN CONSOLIDATION
- CO COLLAPSE
- CR CORROSION
- CU UNDRAINED TRIAXIAL
- DS DIRECT SHEAR
- EI EXPANSION INDEX
- H HYDROMETER
- MD MAXIMUM DENSITY
- PP POCKET PENETROMETER
- RV R VALUE
- SA SIEVE ANALYSIS
- SE SAND EQUIVALENT
- SG SPECIFIC GRAVITY
- UC UNCONFINED COMPRESSIVE STRENGTH

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GEOTECHNICAL BORING LOG LB-12

DRAFT

Project No.	11176.001	**Date Drilled**	11-6-15
Project	Hassen Covina	**Logged By**	BER
Drilling Co.	2R Drilling	**Hole Diameter**	10"
Drilling Method	Hollow Stem Auger - 140lb - Autohammer - 30" Drop	**Ground Elevation**	551'
Location	see Figure 2	**Sampled By**	BER

Elevation Feet	Depth Feet	Graphic Log (N / S)	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
									This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.	
520	30			S-7	7 10 10			ML	@30' SILT, very stiff, brown, moist, no to low plasticity	
515	35			S-8	4 5 9			ML	@35' SANDY SILT, stiff, brown, slightly moist, nonplastic, 20% sand (field estimate)	
510	40			S-9	3 5 6			ML	@40' SILT, stiff, moist, 10% sand (field estimate), water from driller in sample	
505	45			S-10	6 9 15			SM	@45' SILTY SAND, medium dense, brown, moist, subrounded, nonplastic, 33% fines, 1" gravel max	-200
500	50			S-10	29 39 50			SW	@50' SAND with gravel, very dense, light brown, moist, coarse sand, angular, nonplastic, 1.5" gravel max	
495	55								Total depth of 51.5 feet No groundwater encountered Backfilled with soil cuttings on 11/6/15 Moved over 5 feet and straight drilled to 10 feet for infiltration testing, backfilled on 11/9/15	
	60									

SAMPLE TYPES:
- B BULK SAMPLE
- C CORE SAMPLE
- G GRAB SAMPLE
- R RING SAMPLE
- S SPLIT SPOON SAMPLE
- T TUBE SAMPLE

TYPE OF TESTS:
- -200 % FINES PASSING
- AL ATTERBERG LIMITS
- CN CONSOLIDATION
- CO COLLAPSE
- CR CORROSION
- CU UNDRAINED TRIAXIAL
- DS DIRECT SHEAR
- EI EXPANSION INDEX
- H HYDROMETER
- MD MAXIMUM DENSITY
- PP POCKET PENETROMETER
- RV R VALUE
- SA SIEVE ANALYSIS
- SE SAND EQUIVALENT
- SG SPECIFIC GRAVITY
- UC UNCONFINED COMPRESSIVE STRENGTH

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GEOTECHNICAL BORING LOG LB-13

DRAFT

Project No.	11176.001	**Date Drilled**	11-6-15
Project	Hassen Covina	**Logged By**	BER
Drilling Co.	2R Drilling	**Hole Diameter**	10"
Drilling Method	Hollow Stem Auger - 140lb - Autohammer - 30" Drop	**Ground Elevation**	551'
Location	see Figure 2	**Sampled By**	BER

Elevation Feet	Depth Feet	Graphic Log (N / S)	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
									This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.	
550	0								@surface: 2.5" asphalt over 5.5" base	
				R-1	3 5 6	102	6	SM	**Alluvium (Qal)** @2.5' SILTY SAND, medium dense, dark brown, moist, nonplastic, 25% fines (field estimate)	PP
545	5			R-2	7 11 15	117	2	SP	@5' SAND with gravel, medium dense, brown, moist, coarse sand, angular, nonplastic, 2" gravel max	PP
540	10			R-3	8 13 15				@10' no recovery, medium dense	
535	15			R-4	20 21 29	121	3	SW	@15' SAND with gravel, very dense, brown, moist, subangular, nonplastic, 2.5" gravel max	PP
530	20			S-5	5 6 7			SW ML	@20' SAND with gravel, medium dense, light brown, moist, coarse sand, nonplastic, 1" gravel max @20.6' SILT, stiff, dark brown, slightly moist, nonplastic	
525	25								Total depth of 21.5 feet No groundwater encountered Backfilled with soil cuttings on 11/6/15	
	30									

SAMPLE TYPES:
- B BULK SAMPLE
- C CORE SAMPLE
- G GRAB SAMPLE
- R RING SAMPLE
- S SPLIT SPOON SAMPLE
- T TUBE SAMPLE

TYPE OF TESTS:
- -200 % FINES PASSING
- AL ATTERBERG LIMITS
- CN CONSOLIDATION
- CO COLLAPSE
- CR CORROSION
- CU UNDRAINED TRIAXIAL
- DS DIRECT SHEAR
- EI EXPANSION INDEX
- H HYDROMETER
- MD MAXIMUM DENSITY
- PP POCKET PENETROMETER
- RV R VALUE
- SA SIEVE ANALYSIS
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- SG SPECIFIC GRAVITY
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DRAFT

Results of Well Permeameter, from USBR 7300-89 Method.

Leighton

Project:	Hassen Covina #11176.001
Exploration #/Location:	*LB-2*
Depth Boring drilled to (ft):	10
Tested by:	BER
USCS Soil Type:	
Weather (start to finish)	Overcast
Liquid Used/pH:	Hydrant Water
Diameter of barrel (in.):	22.5
No. of Supply barrels:	1
Measured boring diameter	10 in.
Approx Depth to GW below GS	100 ft
Well Prep:	Straight drill

Approx Ht from water surface to top of float assembly (in.): #N/A

Approx float assem length (w/out extension), in.: #N/A

	*a.**	*b.**
Initial estimated Depth to Water Surface (in.):	**#N/A**	#N/A
Initial est. depth of water in well, "h" (in.):	**#N/A**	#N/A
approx. h/r (prelim):	#N/A	#N/A

Tu (Fig. 8): #N/A

Tu>3h?: #N/A

397.4 Total Area of barrels (in.^2):

5 Well Radius, "r"

*a. Est. by measurements from top of float assm.

*b. Est. by measurements from top of sand

	ft	in.	(total)		
Depth to Bot of well (or top of soil over Bentonite)	**9. ft**	**6. in.**	114		
Depth to top of dry sand before casing install	9. ft		108	6	sand thickness
Length of casing			0		
Casing stickup (+ is above ground)			0	52	sand thickness
Depth to Top of Sand from top of casing	5. ft	2. in.	62	62 0	check by casing length
Pilot Tube stickup (+ is above ground)	1. ft	**2. in.**	14		
Depth to top of float assembly from top of pilot tube	5. ft	0.5 in.	60.5	46.5	Depth below GS (in.)
Float Assembly ID	C				
Float assembly Extension length (in.)		34			

Field Data **Calculations**

Date	Time	Water Level in Supply Barrel (in.)	Depth to WL in Boring (measured from top of pilot tube)		Water Temp (deg F)	Comments (or "y" for DL interpre-tation)	Δt (min)	Total Elapsed Time (min.)	Depth to WL in well (in.)	h, Height of Water in Well (in.)	Δh (in.)	Avg. h	Vol Change (in.^3)			Flow (in^3/ min)	q, Flow (in^3/ hr)	V (Fig 9)	K20, Coef. Of Perme-ability at 20 deg C (in./hr)	**Infiltration Rate [flow/surf area] (in./hr) (FS=1)**
													from barrels	from Δh	Total					
Start Date	Start time:		ft	in.																
11/9/2015	8:56 AM																			
-									#N/A	#N/A	<--est. from setup measurements									
11/9/15	8:56	27.5	6.90		**62**			0	68.8	45.2										
11/9/15	9:48	25.625	6.75		62		52	52	67.0	47.0	1.8	46	745	-64	681	13	786	1.1	0.12	**0.55**
11/9/15	10:49	24.5	6.85		64		61	113	68.2	45.8	-1.2	46	447	43	490	8	482	1.0	0.08	**0.33**
11/9/15	11:28	23.75	6.72		65		39	152	66.6	47.4	1.56	47	298	-56	242	6	373	1.0	0.05	**0.25**
11/9/15	12:21	23	6.76		67		53	205	67.1	46.9	-0.48	47	298	17	315	6	357	1.0	0.05	**0.23**
11/9/15	12:42	22.625	6.78		67		21	226	67.4	46.6	-0.24	47	149	9	158	8	450	1.0	0.07	**0.29**
11/9/15	15:16	20.375	6.77		70		154	380	67.2	46.8	0.12	47	894	-4	890	6	347	0.9	0.05	**0.21**

DRAFT

Results of Well Permeameter, from USBR 7300-89 Method.

Leighton

Project:	Hassen Covina #11176.001
Exploration #/Location:	LB-5
Depth Boring drilled to (ft):	10
Tested by:	BER
USCS Soil Type:	
Weather (start to finish)	Overcast
Liquid Used/pH:	Hydrant Water
Diameter of barrel (in.):	22.5
No. of Supply barrels:	1
Measured boring diameter	10 in.
Approx Depth to GW below GS	100 ft
Well Prep:	Straight drill

Approx Ht from water surface to top of float assembly (in.): #N/A

Approx float assem length (w/out extension), in.: #N/A

	a.*	b.*
Initial estimated Depth to Water Surface (in.):	#N/A	#N/A
Initial est. depth of water in well, "h" (in.):	#N/A	#N/A
approx. h/r (prelim):	#N/A	#N/A

Tu (Fig. 8): #N/A

Tu>3h?: #N/A

397.4 Total Area of barrels (in.^2):

5 Well Radius, "r"

*a. Est. by measurements from top of float assm.

*b. Est. by measurements from top of sand

	ft	in.	(total)		
Depth to Bot of well (or top of soil over Bentonite)	9. ft	6. in.	114		
Depth to top of dry sand before casing install	8. ft	3. in.	99	15	sand thickness
Length of casing			0		
Casing stickup (+ is above ground)			0	40	sand thickness
Depth to Top of Sand from top of casing	6. ft	2. in.	74	74 0	check by casing length
Pilot Tube stickup (+ is above ground)	1. ft	9.5 in.	21.5		
Depth to top of float assembly from top of pilot tube	5. ft	3.5 in.	63.5	42	Depth below GS (in.)
Float Assembly ID	E				
Float assembly Extension length (in.)		30			

Field Data | **Calculations**

Date	Time	Water Level in Supply Barrel (in.)	Depth to WL in Boring (measured from top of pilot tube)		Water Temp (deg F)	Comments (or "y" for DL interpre-tation)	Δt (min)	Total Elapsed Time (min.)	Depth to WL in well (in.)	h, Height of Water in Well (in.)	Δh (in.)	Avg. h	Vol Change (in.^3)			Flow (in^3/ min)	q, Flow (in^3/ hr)	V (Fig 9)	K20, Coef. Of Perme-ability at 20 deg C (in./hr)	Infiltration Rate [flow/surf area] (in./hr) (FS=1)
Start Date	Start time:		ft	in.									from barrels	from Δh	Total					
11/9/2015	8:40 AM																			
-									#N/A	#N/A	<--est. from setup measurements									
11/9/15	8:40	27.5	7.25		62			0	65.5	48.5										
11/9/15	9:45	24.25	7.07		62		65	65	63.3	50.7	2.16	50	1292	-77	1215	19	1121	1.1	0.16	**0.73**
11/9/15	10:45	22.375	7.09		63		60	125	63.6	50.4	-0.24	51	745	9	754	13	754	1.1	0.10	**0.48**
11/9/15	11:25	21.25	7.09		65		40	165	63.6	50.4	0	50	447	0	447	11	671	1.0	0.09	**0.41**
11/9/15	12:18	19.75	7.07		67		53	218	63.3	50.7	0.24	51	596	-9	588	11	665	1.0	0.09	**0.40**
11/9/15	12:39	19.125	7.07		66		21	239	63.3	50.7	0	51	248	0	248	12	710	1.0	0.09	**0.43**
11/9/15	14:57	15.25	7.1		69		138	377	63.7	50.3	-0.36	50	1540	13	1553	11	675	1.0	0.09	**0.39**

DRAFT

Results of Well Permeameter, from USBR 7300-89 Method.

Leighton

Project:	Hassen Covina #11176.001
Exploration #/Location:	LB-9
Depth Boring drilled to (ft):	10
Tested by:	BER
USCS Soil Type:	
Weather (start to finish)	Overcast
Liquid Used/pH:	Hydrant Water
Diameter of barrel (in.):	22.5
No. of Supply barrels:	1
Measured boring diameter	10 in.
Approx Depth to GW below GS	100 ft
Well Prep:	Straight drill

Approx Ht from water surface to top of float assembly (in.): #N/A

Approx float assem length (w/out extension), in.: #N/A

	*a.**	*b.**
Initial estimated Depth to Water Surface (in.):	**#N/A**	#N/A
Initial est. depth of water in well, "h" (in.):	**#N/A**	#N/A
approx. h/r (prelim):	#N/A	#N/A

Tu (Fig. 8): #N/A

Tu>3h?: #N/A

397.4 Total Area of barrels (in.^2):

5 Well Radius, "r"

*a. Est. by measurements from top of float assm.

*b. Est. by measurements from top of sand

	ft	in.	(total)			
Depth to Bot of well (or top of soil over Bentonite)	**9. ft**	**3. in.**	111			
Depth to top of dry sand before casing install	8. ft	6. in.	102		9	sand thickness
Length of casing			0			
Casing stickup (+ is above ground)			0		50	sand thickness
Depth to Top of Sand from top of casing	5. ft	1. in.	61	61	0	check by casing length
Pilot Tube stickup (+ is above ground)	3. ft	**3. in.**	39			
Depth to top of float assembly from top of pilot tube	6. ft	8. in.	80	41	Depth below GS (in.)	
Float Assembly ID	D					
Float assembly Extension length (in.)		34				

Field Data **Calculations**

Date	Time	Water Level in Supply Barrel (in.)	Depth to WL in Boring (measured from top of pilot tube)		Water Temp (deg F)	Comments (or "y" for DL interpre-tation)	Δt (min)	Total Elapsed Time (min.)	Depth to WL in well (in.)	h, Height of Water in Well (in.)	Δh (in.)	Avg. h	Vol Change (in.^3)			Flow (in^3/ min)	q, Flow (in^3/ hr)	V (Fig 9)	K20, Coef. Of Perme-ability at 20 deg C (in./hr)	**Infiltration Rate [flow/surf area] (in./hr) (FS=1)**
Start Date	Start time:		ft	in.									from barrels	from Δh	Total					
11/9/2015	9:22 AM																			
-									#N/A	#N/A	<--est. from setup measurements									
11/9/15	9:22	23	8.75		**62**			0	66.0	45.0										
11/9/15	10:02	0					40	40	66.0	45.0	0	45	9140	0	9140	229	13711	1.1	2.31	**9.84**
11/9/15	10:06	29.5	8.7		62			44	65.4	45.6										
11/9/15	10:19	18.375	8.65		63		13	57	64.8	46.2	0.6	46	4421	-21	4400	338	20307	1.1	3.22	**14.08**
11/9/15	10:29	9.5	8.65		63		10	67	64.8	46.2	0	46	3527	0	3527	353	21162	1.1	3.36	**14.58**
11/9/15	10:33	30.75	8.66		62			71	64.9	46.1										
11/9/15	10:53	14.5	8.71		63		20	91	65.5	45.5	-0.6	46	6458	21	6479	324	19438	1.1	3.18	**13.51**
11/9/15	10:57	30.25	8.65		62			95	64.8	46.2										
11/9/15	11:58	0	0				61	156	-39.0	150.0	103.8	98	12022	-3699	8322	136	8186	1.1	0.17	**2.77**
11/9/15	12:02	30.125	8.66		70			160	64.9	46.1										
11/9/15	12:24	12.25	8.67		69		22	182	65.0	46.0	-0.12	46	7104	4	7108	323	19385	1.0	2.84	**12.24**
11/9/15	12:28	30.125	8.65		70			186	64.8	46.2										
11/9/15	12:45	19.5	8.65		70		17	203	64.8	46.2	0	46	4222	0	4222	248	14903	2.9	6.49	**28.14**
11/9/15	12:57	9.375	8.61		71		12	215	64.3	46.7	0.48	46	4024	-17	4007	334	20033	0.9	2.77	**12.18**
11/9/15	1:01	30.75	8.65		70			0	64.8	46.2										
11/9/15	1:25	13.625	8.65		72		24	0	64.8	46.2	0	46	6806	0	6806	284	17014	0.9	2.36	**10.25**

DRAFT

Results of Well Permeameter, from USBR 7300-89 Method.

Leighton

Project: Hassen Covina #11176.001

Exploration #/Location:	***LB-11***
Depth Boring drilled to (ft):	10
Tested by:	BER
USCS Soil Type:	
Weather (start to finish)	Overcast
Liquid Used/pH:	Hydrant Water
Diameter of barrel (in.):	22.5
No. of Supply barrels:	1
Measured boring diameter	**10** in.
Approx Depth to GW below GS	100 ft
Well Prep:	Straight drill

397.4 Total Area of barrels (in.^2):

5 Well Radius, "r"

Approx Ht from water surface to top of float assembly (in.): #N/A

Approx float assem length (w/out extension), in.: #N/A

	*a.**	*b.**
Initial estimated Depth to Water Surface (in.):	**#N/A**	#N/A
Initial est. depth of water in well, "h" (in.):	**#N/A**	#N/A
approx. h/r (prelim):	#N/A	#N/A

Tu (Fig. 8): #N/A

Tu>3h?: #N/A

*a. Est. by measurements from top of float assm.

*b. Est. by measurements from top of sand

	ft	in.	(total)			
Depth to Bot of well (or top of soil over Bentonite)	**9. ft**	**1. in.**	109			
Depth to top of dry sand before casing install	8. ft	5. in.	101		8	sand thickness
Length of casing			0			
Casing stickup (+ is above ground)			0		45	sand thickness
Depth to Top of Sand from top of casing	5. ft	4. in.	64	64	0	check by casing length
Pilot Tube stickup (+ is above ground)	2. ft	**11.5 in.**	35.5			
Depth to top of float assembly from top of pilot tube	6. ft	5. in.	77	41.5	Depth below GS (in.)	
Float Assembly ID	F					
Float assembly Extension length (in.)		34				

Field Data | **Calculations**

Date	Time	Water Level in Supply Barrel (in.)	Depth to WL in Boring (measured from top of pilot tube)		Water Temp (deg F)	Comments (or "y" for DL interpre-tation)	Δt (min)	Total Elapsed Time (min.)	Depth to WL in well (in.)	h, Height of Water in Well (in.)	Δh (in.)	Avg. h	Vol Change (in.^3)			Flow (in^3/ min)	q, Flow (in^3/ hr)	V (Fig 9)	K20, Coef. Of Perme-ability at 20 deg C (in./hr)	**Infiltration Rate [flow/surf area] (in./hr) (FS=1)**
Start Date	Start time:		ft	in.									from barrels	from Δh	Total					
11/9/2015	7:55 AM																			
-									#N/A	#N/A	<--est. from setup measurements									
11/9/15	7:55	30.5	11.33		**62**			0	100.5	8.5										
11/9/15	9:29	10.5	9.02		62		94	94	72.7	36.3	27.72	22	7948	-988	6960	74	4443	1.1	0.81	**6.08**
11/9/15	9:33	30.875	9.02		62			98	72.7	36.3										
11/9/15	10:10	22.875	9				37	135	72.5	36.5	0.24	36	3179	-9	3171	86	5142	1.1	1.19	**4.51**
11/9/15	10:37	17.125	8.98		63		27	162	72.3	36.7	0.24	37	2285	-9	2277	84	5059	1.1	1.14	**4.34**
11/9/15	11:01	12	8.98		64		24	186	72.3	36.7	0	37	2037	0	2037	85	5092	1.0	1.13	**4.29**
11/9/15	11:07	29.625	8.97		62			192	72.1	36.9										
11/9/15	12:06	17.625	9.05		69		59	251	73.1	35.9	-0.96	36	4769	34	4803	81	4884	1.0	1.05	**3.85**
11/9/15	12:32	12.375	9.05		69		26	277	73.1	35.9	0	36	2086	0	2086	80	4815	1.0	1.03	**3.84**

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Results of Well Permeameter, from USBR 7300-89 Method.

Leighton

Project:	Hassen Covina #11176.001
Exploration #/Location:	*LB-12*
Depth Boring drilled to (ft):	10
Tested by:	BER
USCS Soil Type:	
Weather (start to finish)	Overcast
Liquid Used/pH:	Hydrant Water
Diameter of barrel (in.):	22.5
No. of Supply barrels:	1
Measured boring diameter	10 in.
Approx Depth to GW below GS	100 ft
Well Prep:	Straight drill

Approx Ht from water surface to top of float assembly (in.): #N/A

Approx float assem length (w/out extension), in.: #N/A

	*a.**	*b.**
Initial estimated Depth to Water Surface (in.):	**#N/A**	#N/A
Initial est. depth of water in well, "h" (in.):	**#N/A**	#N/A
approx. h/r (prelim):	#N/A	#N/A

Tu (Fig. 8): #N/A

Tu>3h?: #N/A

397.4 Total Area of barrels (in.^2):

5 Well Radius, "r"

*a. Est. by measurements from top of float assm.

*b. Est. by measurements from top of sand

	ft	in.	(total)			
Depth to Bot of well (or top of soil over Bentonite)	**9. ft**	**3. in.**	111			
Depth to top of dry sand before casing install	8. ft	8. in.	104		7	sand thickness
Length of casing			0			
Casing stickup (+ is above ground)			0		48	sand thickness
Depth to Top of Sand from top of casing	5. ft	3. in.	63	63	0	check by casing length
Pilot Tube stickup (+ is above ground)	1. ft	**6. in.**	18			
Depth to top of float assembly from top of pilot tube	4. ft	7.5 in.	55.5	37.5	Depth below GS (in.)	
Float Assembly ID	A					
Float assembly Extension length (in.)		30				

Field Data **Calculations**

Date	Time	Water Level in Supply Barrel (in.)	Depth to WL in Boring (measured from top of pilot tube)		Water Temp (deg F)	Comments (or "y" for DL interpre-tation)	Δt (min)	Total Elapsed Time (min.)	Depth to WL in well (in.)	h, Height of Water in Well (in.)	Δh (in.)	Avg. h	Vol Change (in.^3)			Flow (in^3/ min)	q, Flow (in^3/ hr)	V (Fig 9)	K20, Coef. Of Perme-ability at 20 deg C (in./hr)	**Infiltration Rate [flow/surf area] (in./hr) (FS=1)**
													from barrels	from Δh	Total					
Start Date	Start time:		ft	in.																
11/9/2015	8:16 AM																			
-									#N/A	#N/A	<--est. from setup measurements									
11/9/15	8:16	26.5	7.05		**62**			0	66.6	44.4										
11/9/15	9:36	10.5	6.96		62		80	80	65.5	45.5	1.08	45	6359	-38	6320	79	4740	1.1	0.78	**3.41**
11/9/15	9:40	30.625	6.99		62			84	65.9	45.1										
11/9/15	10:14	25.125	6.88				34	118	64.6	46.4	1.32	46	2186	-47	2139	63	3774	1.1	0.60	**2.66**
11/9/15	10:40	21.125	7.18		63		26	144	68.2	42.8	-3.6	45	1590	128	1718	66	3964	1.1	0.72	**2.82**
11/9/15	11:09	16.75	6.95		63		29	173	65.4	45.6	2.76	44	1739	-98	1640	57	3394	1.1	0.54	**2.44**
11/9/15	12:09	7.875	7.1		65		60	233	67.2	43.8	-1.8	45	3527	64	3591	60	3591	1.0	0.61	**2.48**
11/9/15	12:14	31.25	6.8		69			238	63.6	47.4										
11/9/15	12:35	28	7.04		68		21	259	66.5	44.5	-2.88	46	1292	103	1394	66	3983	1.0	0.63	**2.56**
11/9/15	14:31	11.125	7.14		70		116	375	67.7	43.3	-1.2	44	6706	43	6749	58	3491	0.9	0.56	**2.27**

DRAFT

APPENDIX C

LABORATORY TEST RESULTS

DRAFT

Boring No.	LB-2	LB-5	LB-1	LB-12				
Sample No.	S-5	R-4	R-3	S-10				
Depth (ft.)	20.0	15.0	10.0	45.0				
Sample Type	SPT	Ring	Ring	SPT				
Soil Identification	Olive brown silty sand with gravel (SM)g	Brown silty sand (SM)	Brown silty sand (SM)	Olive brown silty sand with gravel (SM)g				
Moisture Correction								
Wet Weight of Soil + Container (g)	0.00	0.00	0.00	0.00				
Dry Weight of Soil + Container (g)	0.00	0.00	0.00	0.00				
Weight of Container (g)	1.00	1.00	1.00	1.00				
Moisture Content (%)	0.00	0.00	0.00	0.00				
Sample Dry Weight Determination								
Weight of Sample + Container (g)	644.2	703.8	495.8	964.5				
Weight of Container (g)	107.2	251.8	138.6	108.2				
Weight of Dry Sample (g)	537.0	451.9	357.2	856.3				
Container No.:								
After Wash								
Method (A or B)	B	B	B	B				
Dry Weight of Sample + Cont. (g)	506.0	633.7	447.3	683.5				
Weight of Container (g)	107.2	251.8	138.6	108.2				
Dry Weight of Sample (g)	398.8	381.9	308.7	575.3				
% Passing No. 200 Sieve	**25.7**	**15.5**	**13.6**	**32.8**				
% Retained No. 200 Sieve	74.3	84.5	86.4	67.2				

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PERCENT PASSING
No. 200 SIEVE
ASTM D 1140

Project Name: Hassen Covina
Project No.: 11176.001
Client Name: Hassen Development Corporation
Tested By: SF/ACS Date: 11/30/15

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PARTICLE SIZE ANALYSIS OF SOILS
ASTM D 422

Project Name: Hassen Covina | Tested By: GB/ACS | Date: 11/22/15

Project No.: 11176.001 | Data Input By: J. Ward | Date: 12/04/15

Boring No.: LB-2

Sample No.: R-3 | Depth (feet): 10.0

Soil Identification: Brown sandy silt s(ML)

% Gravel	**0**	**Soil Type**	Moisture Content of Total Air-Dry Soil	Moisture Content of Air-Dry Soil Passing #10	After Hydrometer & Wet Sieve ret. in #200 Sieve
% Sand	**46**	**s(ML)**			
% Fines	**54**				
Specific Gravity (Assumed)	2.70	Wt.of Air-Dry Soil + Cont.(g)	0.00	168.98	
Correction for Specific Gravity	0.99	Dry Wt. of Soil + Cont. (g)	0.00	168.55	165.11
Wt.of Air-Dry Soil + Cont. (g)	636.80	Wt. of Container No.___ (g)	1.00	77.78	136.78
Wt. of Container	76.10	Moisture Content (%)	0.00	0.47	
Dry Wt. of Soil (g)	560.70	Wt. of Dry Soil (g)			28.33

Coarse Sieve

U.S. Sieve	Cumulative Wt. Of Dry Soil Retained (g)	% Passing
3"	0.00	100.0
1½"	0.00	100.0
3/4"	0.00	100.0
3/8"	0.00	100.0
No. 4	0.50	99.9
No. 10	2.00	99.6
Pan		

Sieve after Hydrometer & Wet Sieve

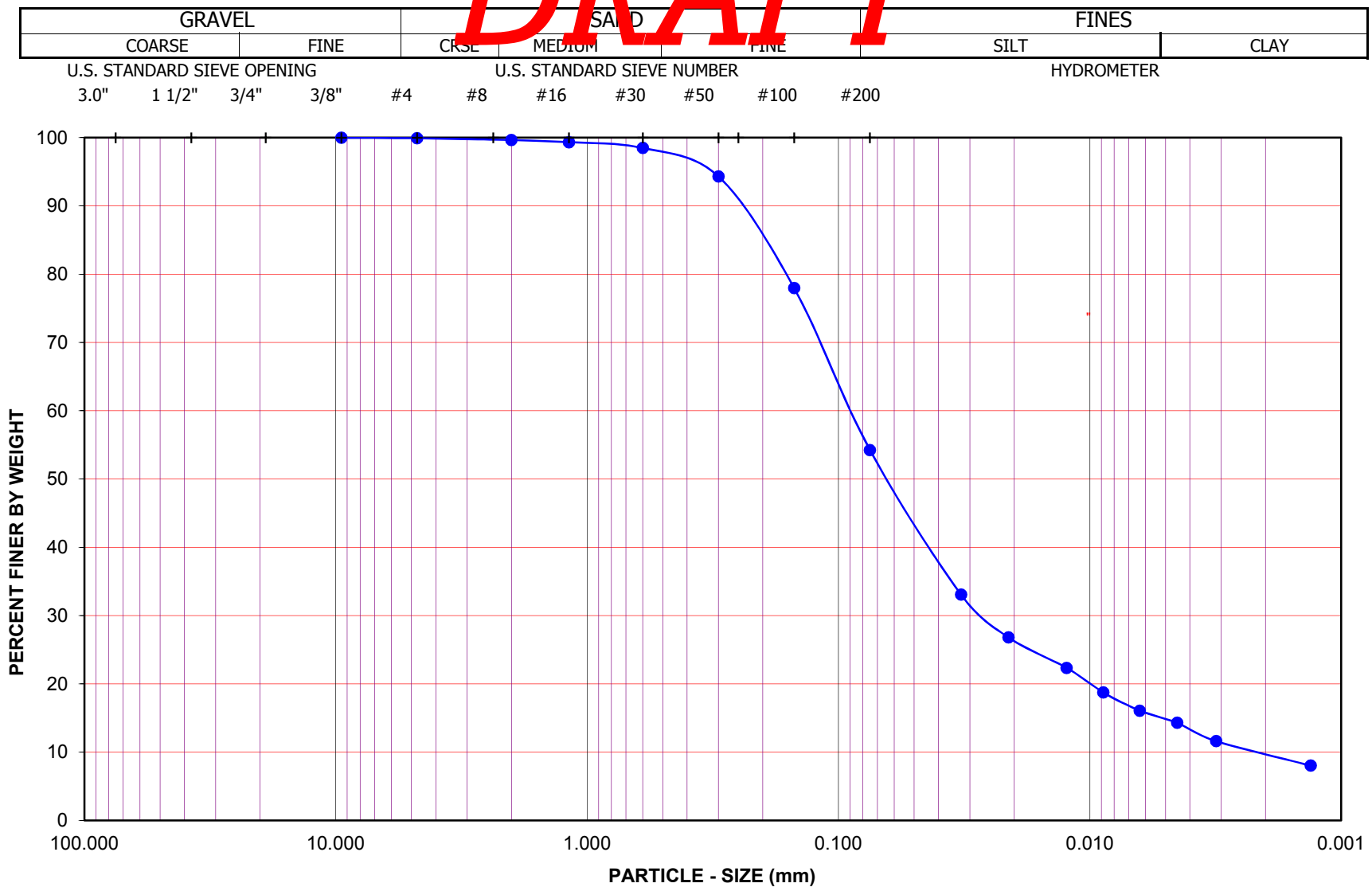
U.S. Sieve Size	Cumulative Wt. Of Dry Soil Retained (g)	% Passing	% Total Sample
No. 10	0.00	100.0	99.6
No. 16	0.17	99.7	99.3
No. 30	0.64	98.8	98.5
No. 50	2.96	94.6	94.3
No. 100	12.02	78.3	78.0
No. 200	25.17	54.5	54.3
Pan			

Hydrometer Wt. of Air-Dry Soil (g) 55.53 Wt. of Dry Soil (g) 55.27

Deflocculant 125 cc of 4% Solution

Date	Time	Elapsed Time (min)	Water Temperature (°C)	Composite Correction 152H	Actual Hydrometer Readings	% Total Sample (%)	Soil Particle Diameter (mm)
24-Nov-15	9:33	0		7.5			
	9:35	2	21.6	7.5	26.0	33.1	0.0325
	9:38	5	21.6	7.5	22.5	26.8	0.0211
	9:48	15	21.5	7.5	20.0	22.4	0.0124
	10:03	30	21.6	7.5	18.0	18.8	0.0088
	10:33	60	21.5	7.5	16.5	16.1	0.0063
	11:33	120	21.5	7.5	15.5	14.3	0.0045
	13:43	250	21.4	7.5	14.0	11.6	0.0031
25-Nov-15	9:33	1440	21.2	7.5	12.0	8.0	0.0013

DRAFT



Project Name: Hassen Covina

Project No.: 11176.001

Boring No.: LB-2 Sample No.: R-3

Depth (feet): 10.0 Soil Type : s(ML)

Soil Identification: Brown sandy silt s(ML)

GR:SA:FI : (%) 0 : 46 : 54

Leighton

PARTICLE - SIZE DISTRIBUTION ASTM D 422

12/04/15

Leighton

DRAFT

PARTICLE SIZE ANALYSIS OF SOILS
ASTM D 422

Project Name: Hassen Covina | Tested By: G. Bathala | Date: 11/23/15

Project No.: 11176.001 | Data Input By: J. Ward | Date: 12/04/15

Boring No.: LB-5

Sample No.: R-3 | Depth (feet): 10.0

Soil Identification: Brown silty sand (SM)

% Gravel	**1**	**Soil Type**	Moisture Content of Total Air-Dry Soil	Moisture Content of Air-Dry Soil Passing #10	After Hydrometer & Wet Sieve ret. in #200 Sieve
% Sand	**52**	**SM**			
% Fines	**47**				
Specific Gravity (Assumed)	2.70	Wt.of Air-Dry Soil + Cont.(g)	0.00	155.06	
Correction for Specific Gravity	0.99	Dry Wt. of Soil + Cont. (g)	0.00	154.64	163.70
Wt.of Air-Dry Soil + Cont. (g)	931.20	Wt. of Container No.___ (g)	1.00	71.73	133.15
Wt. of Container	75.70	Moisture Content (%)	0.00	0.51	
Dry Wt. of Soil (g)	855.50	Wt. of Dry Soil (g)			30.55

Coarse Sieve

U.S. Sieve	Cumulative Wt. Of Dry Soil Retained (g)	% Passing
3"	0.00	100.0
1½"	0.00	100.0
3/4"	0.00	100.0
3/8"	6.20	99.3
No. 4	8.00	99.1
No. 10	11.00	98.7
Pan		

Sieve after Hydrometer & Wet Sieve

U.S. Sieve Size	Cumulative Wt. Of Dry Soil Retained (g)	% Passing	% Total Sample
No. 10	0.00	100.0	98.7
No. 16	0.29	99.5	98.2
No. 30	0.96	98.3	97.0
No. 50	4.41	92.0	90.8
No. 100	15.44	72.0	71.1
No. 200	28.61	48.1	47.5
Pan			

Hydrometer Wt. of Air-Dry Soil (g) 55.39 Wt. of Dry Soil (g) 55.11

Deflocculant 125 cc of 4% Solution

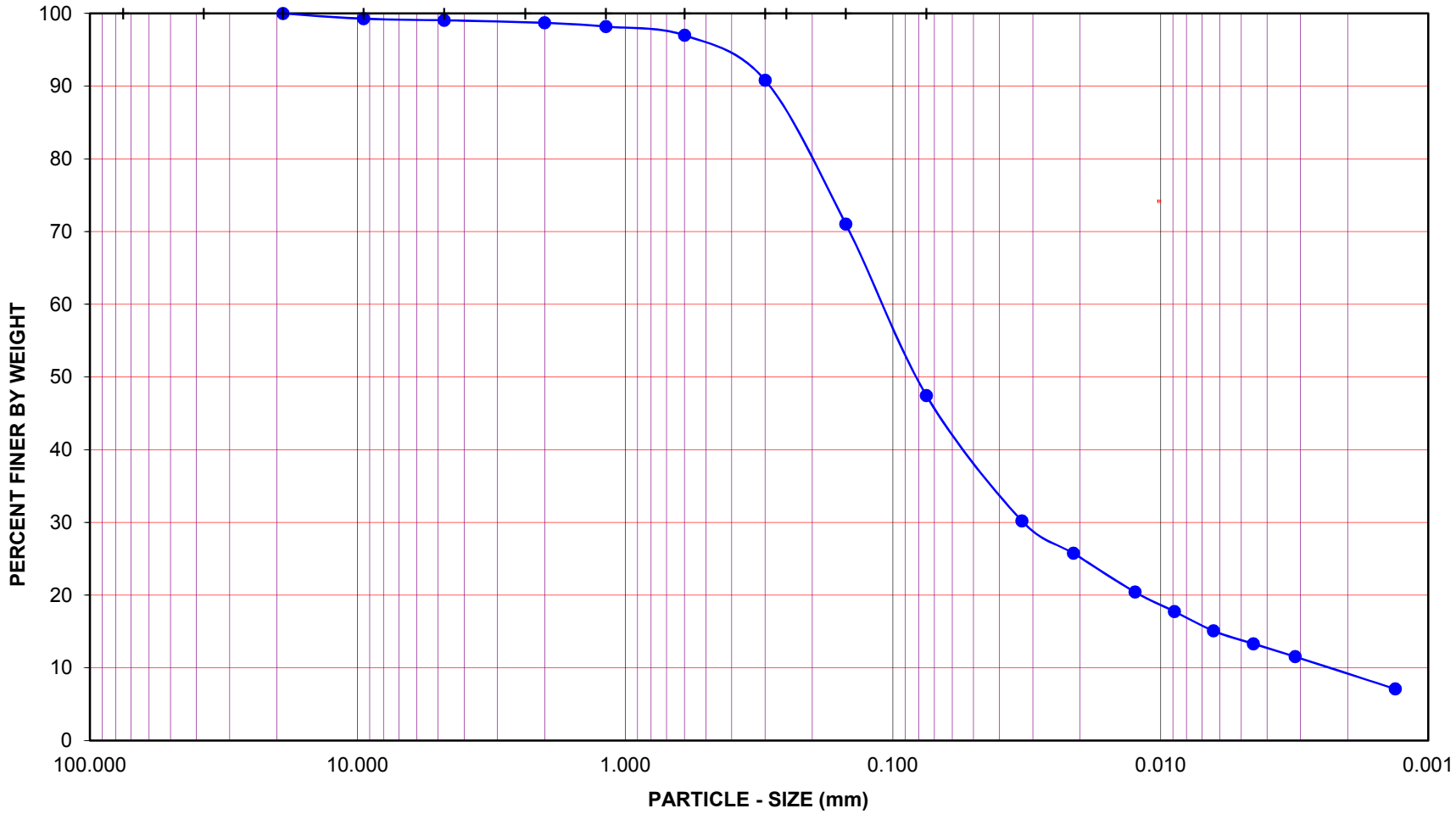
Date	Time	Elapsed Time (min)	Water Temperature (°C)	Composite Correction 152H	Actual Hydrometer Readings	% Total Sample (%)	Soil Particle Diameter (mm)
24-Nov-15	9:37	0		7.5			
	9:39	2	21.5	7.5	24.5	30.2	0.0329
	9:42	5	21.5	7.5	22.0	25.8	0.0212
	9:52	15	21.6	7.5	19.0	20.4	0.0125
	10:07	30	21.6	7.5	17.5	17.8	0.0089
	10:37	60	21.6	7.5	16.0	15.1	0.0063
	11:37	120	21.4	7.5	15.0	13.3	0.0045
	13:47	250	21.3	7.5	14.0	11.5	0.0031
25-Nov-15	9:37	1440	21.1	7.5	11.5	7.1	0.0013

DRAFT

GRAVEL		SAND			FINES	
COARSE	FINE	CRSE	MEDIUM	FINE	SILT	CLAY

U.S. STANDARD SIEVE OPENING — U.S. STANDARD SIEVE NUMBER — HYDROMETER

3.0" 1 1/2" 3/4" 3/8" #4 #8 #16 #30 #50 #100 #200



Project Name: Hassen Covina

Project No.: 11176.001

Boring No.: LB-5 Sample No.: R-3

Depth (feet): 10.0 Soil Type : SM

Soil Identification: Brown silty sand (SM)

GR:SA:FI : (%) 1 : 52 : 47

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PARTICLE - SIZE DISTRIBUTION ASTM D 422

12/04/15

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ONE-DIMENSIONAL SWELL OR SETTLEMENT POTENTIAL OF COHESIVE SOILS

ASTM D 4546

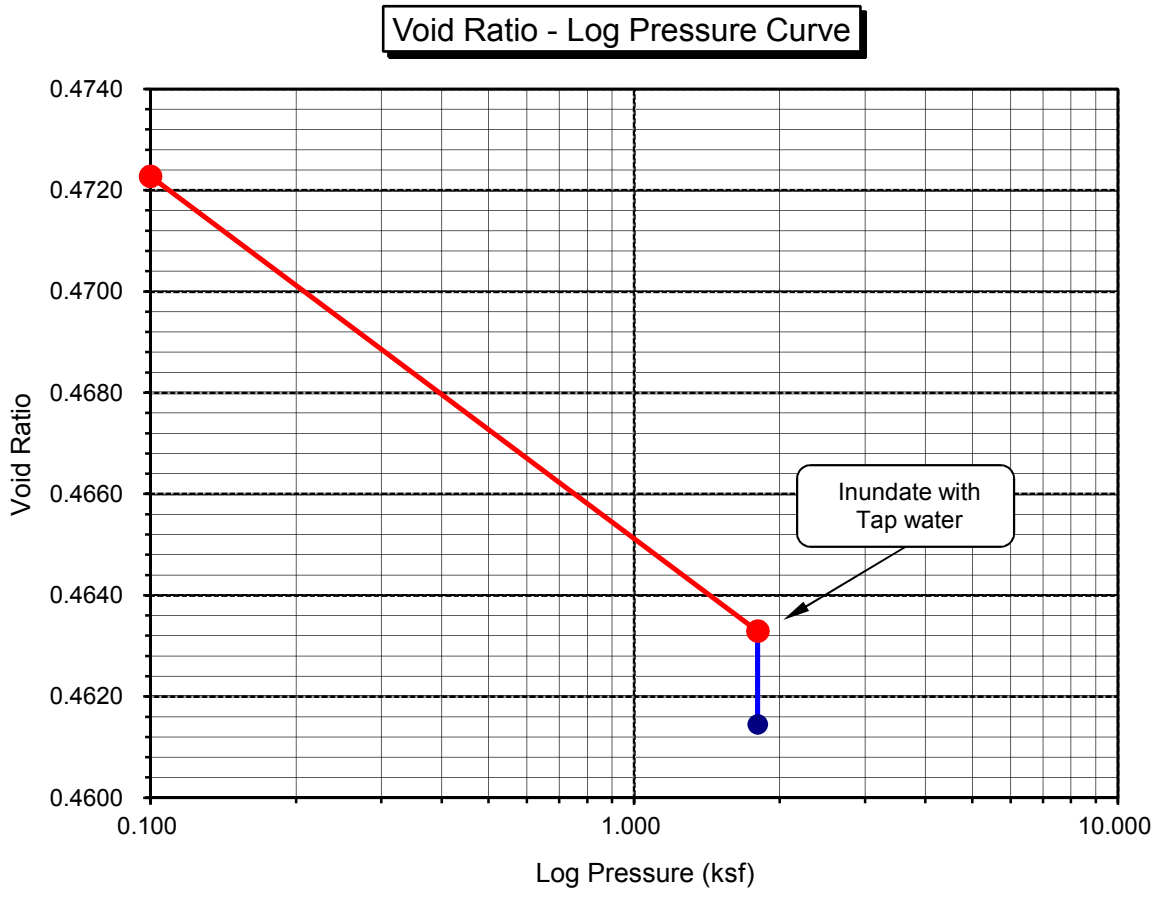
Project Name:	Hassen Covina	Tested By:	G. Bathala	Date:	11/30/15
Project No.:	11176.001	Checked By:	J. Ward	Date:	12/04/15
Boring No.:	LB-1	Sample Type:	Ring		
Sample No.:	R-4	Depth (ft.)	15.0		
Sample Description:	Brown silty sand (SM), two 1-inch gravel noted				

Initial Dry Density (pcf):	114.5
Initial Moisture (%):	8.12
Initial Length (in.):	1.0000
Initial Dial Reading:	0.2859
Diameter(in):	2.415

Final Dry Density (pcf):	115.3
Final Moisture (%) :	14.6
Initial Void Ratio:	0.4726
Specific Gravity(assumed):	2.70
Initial Saturation (%)	46.4

Pressure (p) (ksf)	Final Reading (in)	Apparent Thickness (in)	Load Compliance (%)	Swell (+) Settlement (-) % of Sample Thickness	Void Ratio	Corrected Deformation (%)
0.100	0.2857	0.9998	0.00	-0.02	0.4723	-0.02
1.800	0.2764	0.9905	0.32	-0.95	0.4633	-0.63
H2O	0.2752	0.9893	0.32	-1.08	0.4615	-0.76

Percent Swell (+) / Settlement (-) After Inundation = -0.13



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ONE-DIMENSIONAL SWELL OR SETTLEMENT POTENTIAL OF COHESIVE SOILS

ASTM D 4546

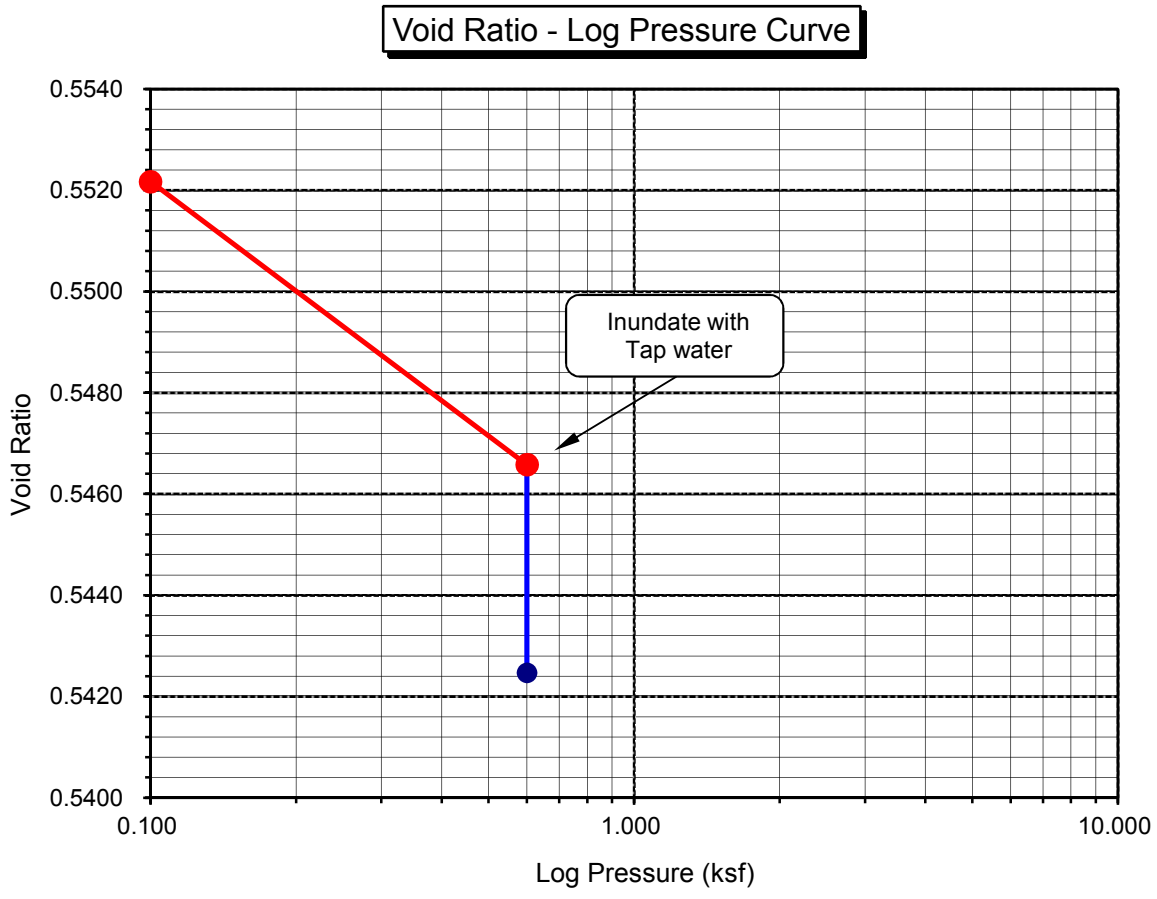
Project Name:	Hassen Covina		Tested By:	G. Bathala	Date: 11/30/15
Project No.:	11176.001		Checked By:	J. Ward	Date: 12/04/15
Boring No.:	LB-2		Sample Type:	Ring	
Sample No.:	R-2		Depth (ft.)	5.0	
Sample Description:	Dark brown sandy silt s(ML)				

Initial Dry Density (pcf):	108.6
Initial Moisture (%):	8.74
Initial Length (in.):	1.0000
Initial Dial Reading:	0.2980
Diameter(in):	2.415

Final Dry Density (pcf):	109.3
Final Moisture (%) :	17.3
Initial Void Ratio:	0.5526
Specific Gravity(assumed):	2.70
Initial Saturation (%)	42.7

Pressure (p) (ksf)	Final Reading (in)	Apparent Thickness (in)	Load Compliance (%)	Swell (+) Settlement (-) % of Sample Thickness	Void Ratio	Corrected Deformation (%)
0.100	0.2977	0.9998	0.00	-0.02	0.5522	-0.02
0.600	0.2928	0.9949	0.13	-0.51	0.5466	-0.38
H2O	0.2902	0.9922	0.13	-0.78	0.5425	-0.65

Percent Swell (+) / Settlement (-) After Inundation = -0.27



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DRAFT

ONE-DIMENSIONAL SWELL OR SETTLEMENT POTENTIAL OF COHESIVE SOILS

ASTM D 4546

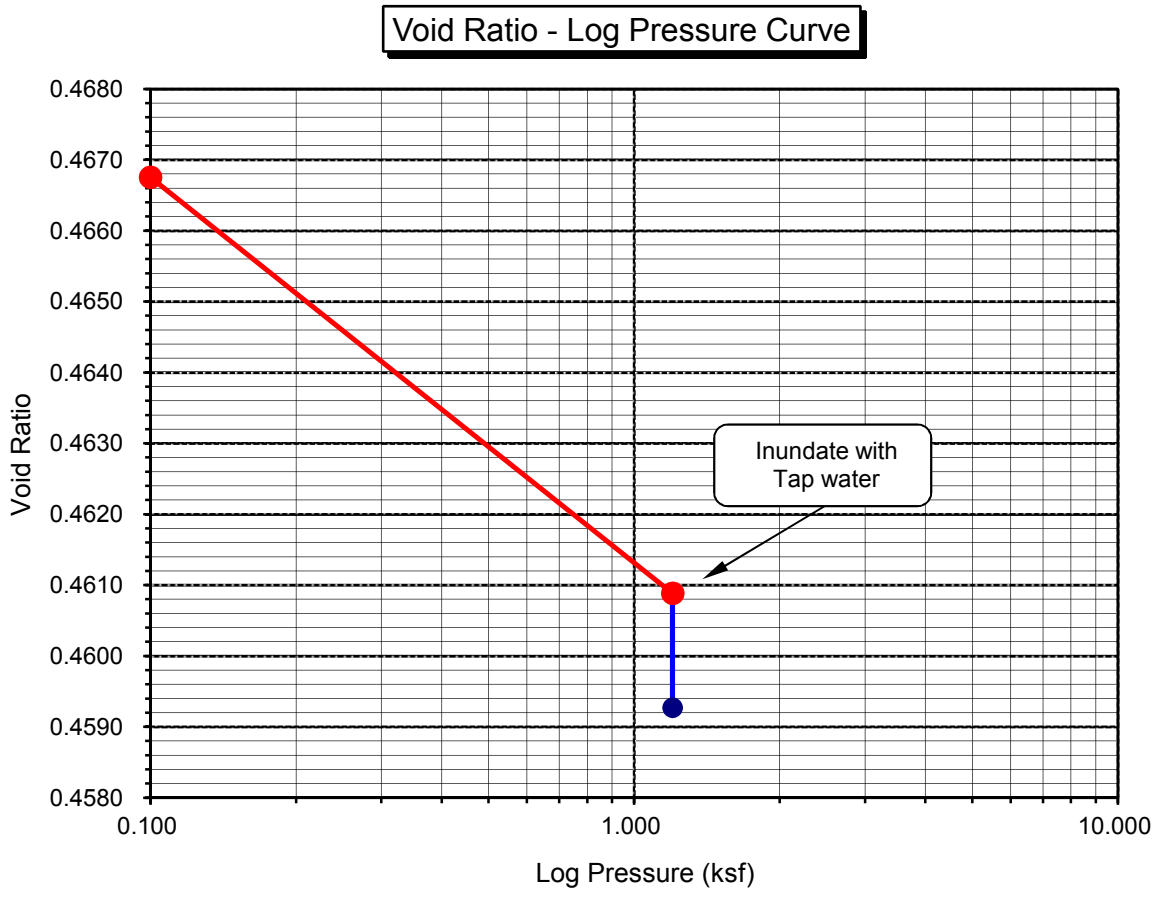
Project Name:	Hassen Covina		Tested By:	G. Bathala	Date: 11/22/15
Project No.:	11176.001		Checked By:	J. Ward	Date: 12/04/15
Boring No.:	LB-5		Sample Type:	Ring	
Sample No.:	R-3		Depth (ft.)	10.0	
Sample Description:	Brown silty sand (SM)				

Initial Dry Density (pcf):	114.9
Initial Moisture (%):	10.12
Initial Length (in.):	1.0000
Initial Dial Reading:	0.3188
Diameter(in):	2.415

Final Dry Density (pcf):	115.5
Final Moisture (%) :	14.7
Initial Void Ratio:	0.4673
Specific Gravity(assumed):	2.70
Initial Saturation (%)	58.4

Pressure (p) (ksf)	Final Reading (in)	Apparent Thickness (in)	Load Compliance (%)	Swell (+) Settlement (-) % of Sample Thickness	Void Ratio	Corrected Deformation (%)
0.100	0.3184	0.9996	0.00	-0.04	0.4668	-0.04
1.200	0.3124	0.9936	0.20	-0.64	0.4609	-0.44
H2O	0.3113	0.9925	0.20	-0.75	0.4593	-0.55

Percent Swell (+) / Settlement (-) After Inundation = -0.11



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ONE-DIMENSIONAL SWELL OR SETTLEMENT POTENTIAL OF COHESIVE SOILS

ASTM D 4546

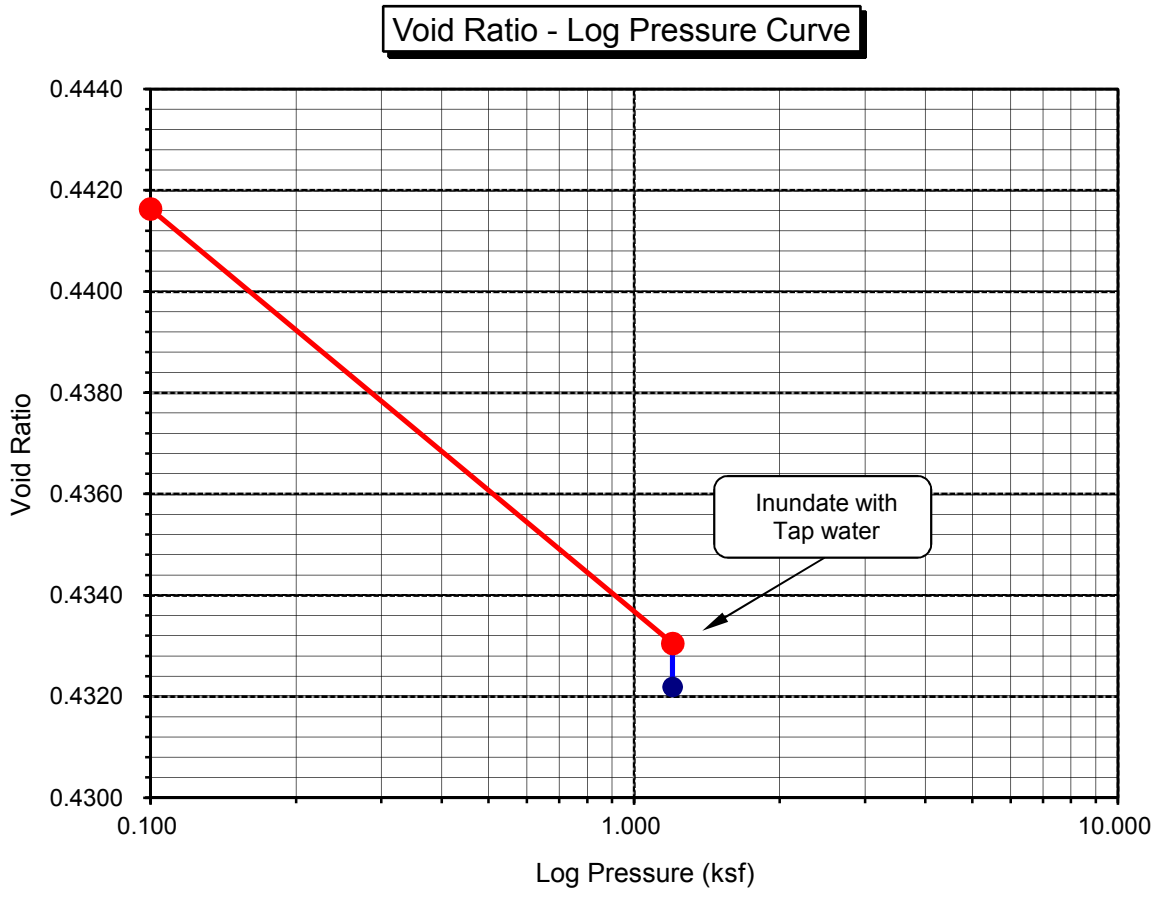
Project Name:	Hassen Covina		Tested By:	G. Bathala	Date: 11/30/15
Project No.:	11176.001		Checked By:	J. Ward	Date: 12/04/15
Boring No.:	LB-11		Sample Type:	Ring	
Sample No.:	R-3		Depth (ft.)	10.0	
Sample Description:	Brown sandy lean clay s(CL)				

Initial Dry Density (pcf):	116.9
Initial Moisture (%):	12.72
Initial Length (in.):	1.0000
Initial Dial Reading:	0.2998
Diameter(in):	2.415

Final Dry Density (pcf):	117.7
Final Moisture (%) :	13.9
Initial Void Ratio:	0.4420
Specific Gravity(assumed):	2.70
Initial Saturation (%)	77.7

Pressure (p) (ksf)	Final Reading (in)	Apparent Thickness (in)	Load Compliance (%)	Swell (+) Settlement (-) % of Sample Thickness	Void Ratio	Corrected Deformation (%)
0.100	0.2996	0.9998	0.00	-0.03	0.4416	-0.03
1.200	0.2917	0.9919	0.19	-0.81	0.4331	-0.62
H2O	0.2911	0.9913	0.19	-0.87	0.4322	-0.68

Percent Swell (+) / Settlement (-) After Inundation = -0.06



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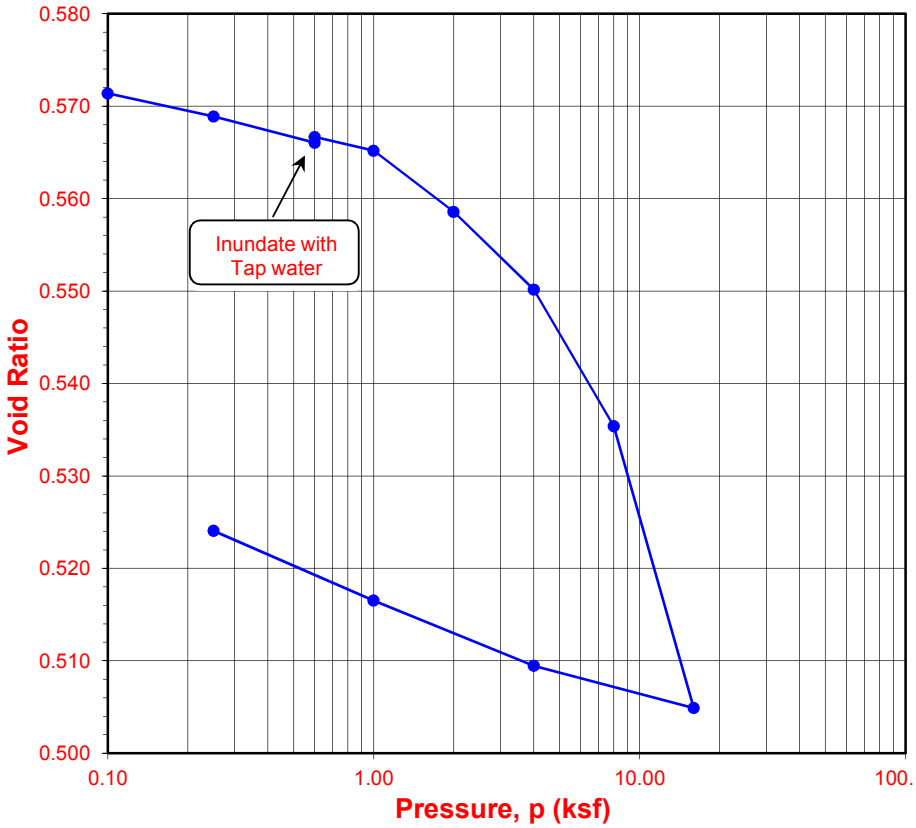
ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS
ASTM D 2435

Project Name:	Hassen Covina	Tested By: G. Bathala	Date: 11/23/15
Project No.:	11176.001	Checked By: J. Ward	Date: 12/04/15
Boring No.:	LB-1	Depth (ft.): 5.0	
Sample No.:	R-2	Sample Type: Ring	
Soil Identification:	Brown silt (ML)		

Sample Diameter (in.)	2.415
Sample Thickness (in.)	1.000
Wt. of Sample + Ring (g)	185.73
Weight of Ring (g)	42.67
Height after consol. (in.)	0.9695
Before Test	
Wt.Wet Sample+Cont. (g)	166.56
Wt.of Dry Sample+Cont. (g)	153.83
Weight of Container (g)	37.68
Initial Moisture Content (%)	11.0
Initial Dry Density (pcf)	107.2
Initial Saturation (%)	52
Initial Vertical Reading (in.)	0.3238
After Test	
Wt.of Wet Sample+Cont. (g)	232.15
Wt. of Dry Sample+Cont. (g)	208.79
Weight of Container (g)	37.61
Final Moisture Content (%)	18.18
Final Dry Density (pcf)	110.2
Final Saturation (%)	93
Final Vertical Reading (in.)	0.2901
Specific Gravity (assumed)	2.70
Water Density (pcf)	62.43



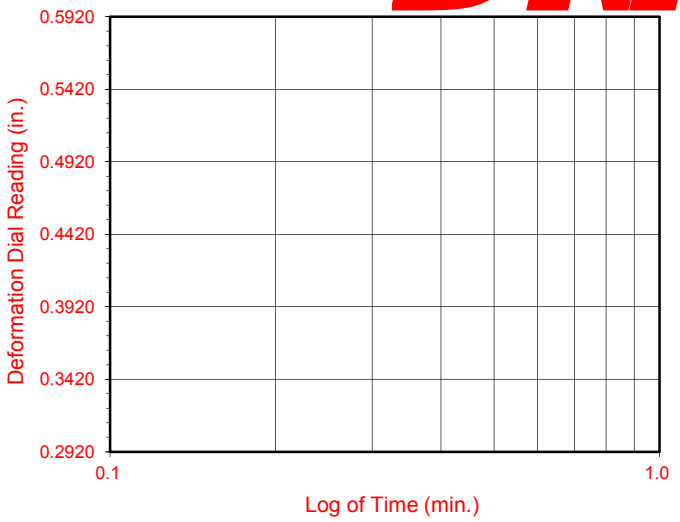
Pressure (p) (ksf)	Final Reading (in.)	Apparent Thickness (in.)	Load Compliance (%)	Deformation % of Sample Thickness	Void Ratio	Corrected Deformation (%)
0.10	0.3234	0.9996	0.00	0.04	0.571	0.04
0.25	0.3212	0.9974	0.06	0.26	0.569	0.20
0.60	0.3181	0.9943	0.19	0.57	0.566	0.38
0.60	0.3185	0.9947	0.19	0.53	0.567	0.34
1.00	0.3164	0.9926	0.31	0.74	0.565	0.43
2.00	0.3106	0.9868	0.47	1.33	0.559	0.85
4.00	0.3035	0.9797	0.64	2.03	0.550	1.39
8.00	0.2924	0.9686	0.81	3.14	0.535	2.33
16.00	0.2711	0.9473	1.00	5.27	0.505	4.27
4.00	0.2761	0.9523	0.79	4.77	0.509	3.98
1.00	0.2830	0.9592	0.55	4.08	0.517	3.53
0.25	0.2901	0.9663	0.32	3.37	0.524	3.05

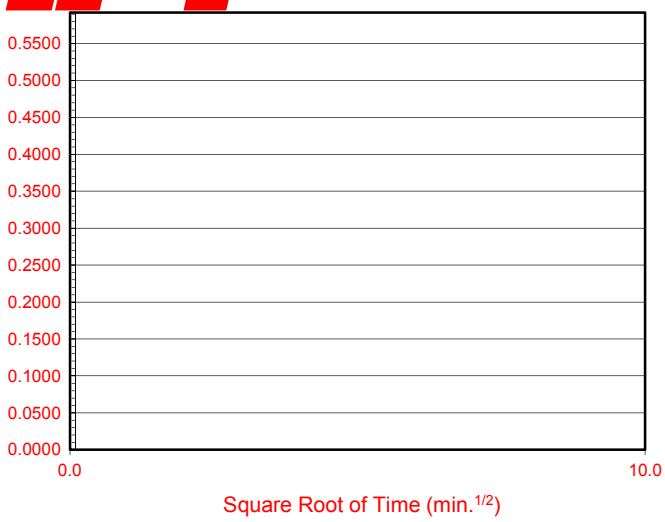
No Time Readings

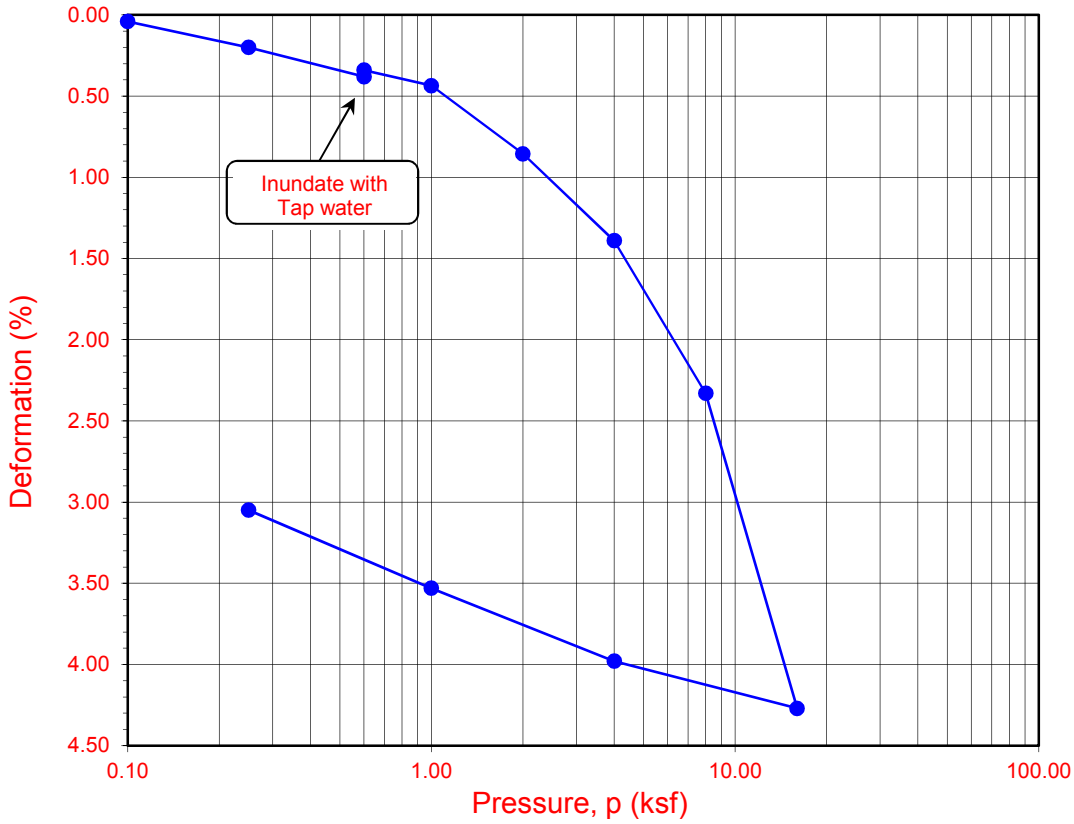
Date	Time	Elapsed Time (min)	Square Root of Time	Dial Rdgs. (in.)

DRAFT

No Time Readings







Boring No.	Sample No.	Depth (ft.)	Moisture Content (%)		Dry Density (pcf)		Void Ratio		Degree of Saturation (%)	
			Initial	Final	Initial	Final	Initial	Final	Initial	Final
LB-1	**R-2**	**5.0**	**11.0**	**18.2**	**107.2**	**110.2**	**0.572**	**0.524**	**52**	**93**

Soil Identification: Brown silt (ML)

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ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS
ASTM D 2435

Project No.: 11176.001

Hassen Covina

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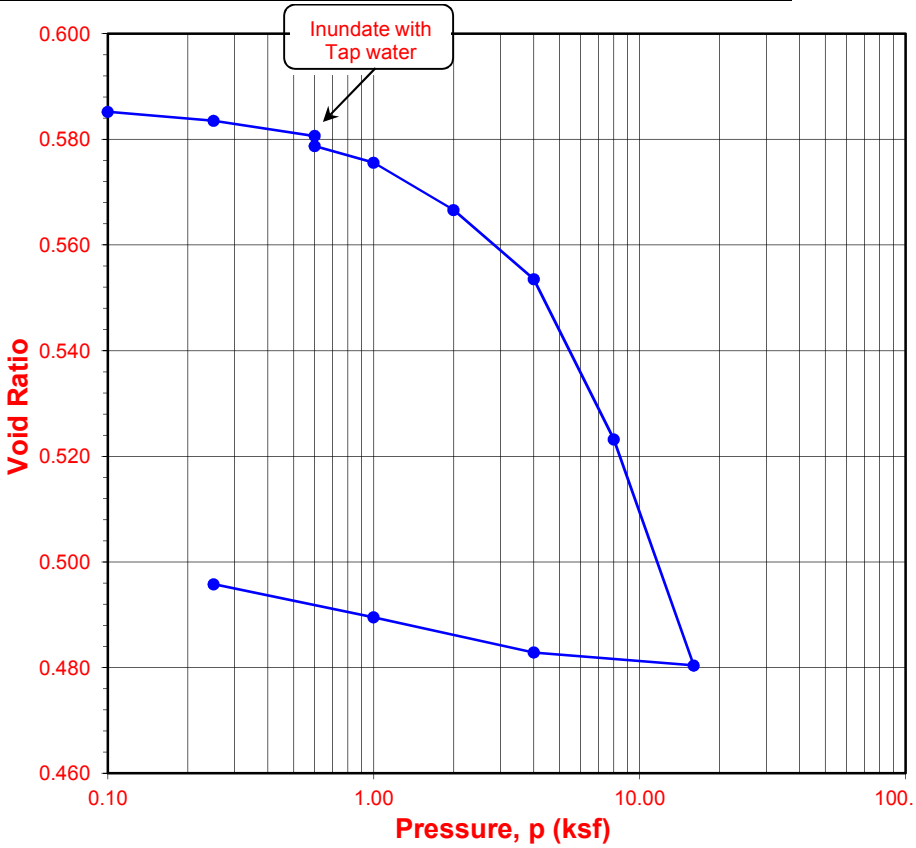
ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS
ASTM D 2435

Project Name:	Hassen Covina	Tested By: G. Bathala	Date: 11/23/15
Project No.:	11176.001	Checked By: J. Ward	Date: 12/04/15
Boring No.:	LB-11	Depth (ft.): 5.0	
Sample No.:	R-2	Sample Type: Ring	
Soil Identification:	Brown silty, clayey sand (SC-SM)		

Sample Diameter (in.)	2.415
Sample Thickness (in.)	1.000
Wt. of Sample + Ring (g)	183.46
Weight of Ring (g)	43.30
Height after consol. (in.)	0.9430
Before Test	
Wt.Wet Sample+Cont. (g)	170.71
Wt.of Dry Sample+Cont. (g)	159.01
Weight of Container (g)	38.28
Initial Moisture Content (%)	9.7
Initial Dry Density (pcf)	106.3
Initial Saturation (%)	45
Initial Vertical Reading (in.)	0.3435
After Test	
Wt.of Wet Sample+Cont. (g)	231.30
Wt. of Dry Sample+Cont. (g)	210.77
Weight of Container (g)	39.26
Final Moisture Content (%)	16.01
Final Dry Density (pcf)	113.1
Final Saturation (%)	88
Final Vertical Reading (in.)	0.2825
Specific Gravity (assumed)	2.70
Water Density (pcf)	62.43



Pressure (p) (ksf)	Final Reading (in.)	Apparent Thickness (in.)	Load Compliance (%)	Deformation % of Sample Thickness	Void Ratio	Corrected Deformation (%)
0.10	0.3429	0.9994	0.00	0.06	0.585	0.06
0.25	0.3414	0.9979	0.04	0.21	0.584	0.17
0.60	0.3383	0.9948	0.17	0.52	0.581	0.35
0.60	0.3371	0.9936	0.17	0.64	0.579	0.47
1.00	0.3340	0.9905	0.28	0.95	0.576	0.67
2.00	0.3265	0.9830	0.47	1.71	0.567	1.24
4.00	0.3162	0.9727	0.67	2.73	0.554	2.06
8.00	0.2948	0.9513	0.90	4.87	0.523	3.97
16.00	0.2650	0.9215	1.18	7.85	0.480	6.67
4.00	0.2696	0.9261	0.88	7.40	0.483	6.52
1.00	0.2763	0.9328	0.63	6.73	0.490	6.10
0.25	0.2825	0.9390	0.40	6.10	0.496	5.70

No Time Readings

Date	Time	Elapsed Time (min)	Square Root of Time	Dial Rdgs. (in.)

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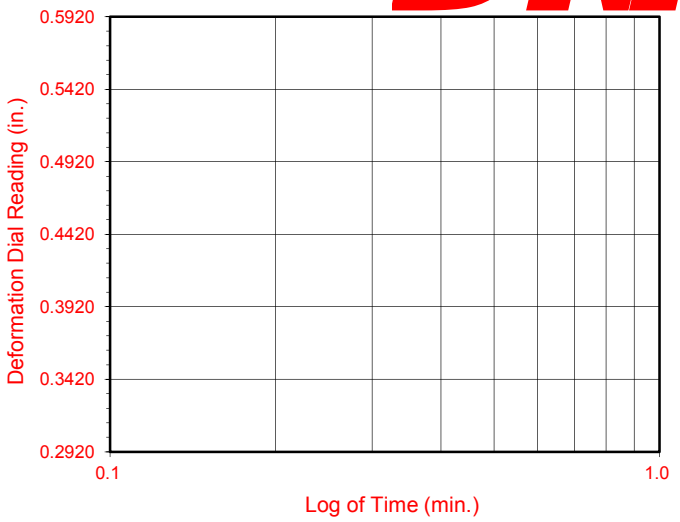
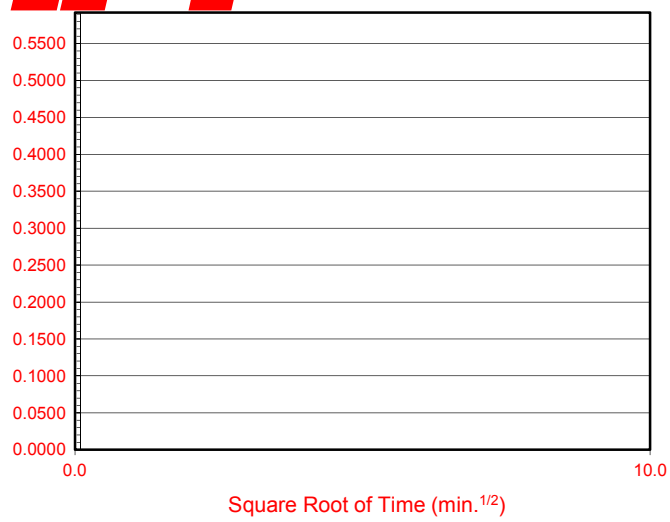
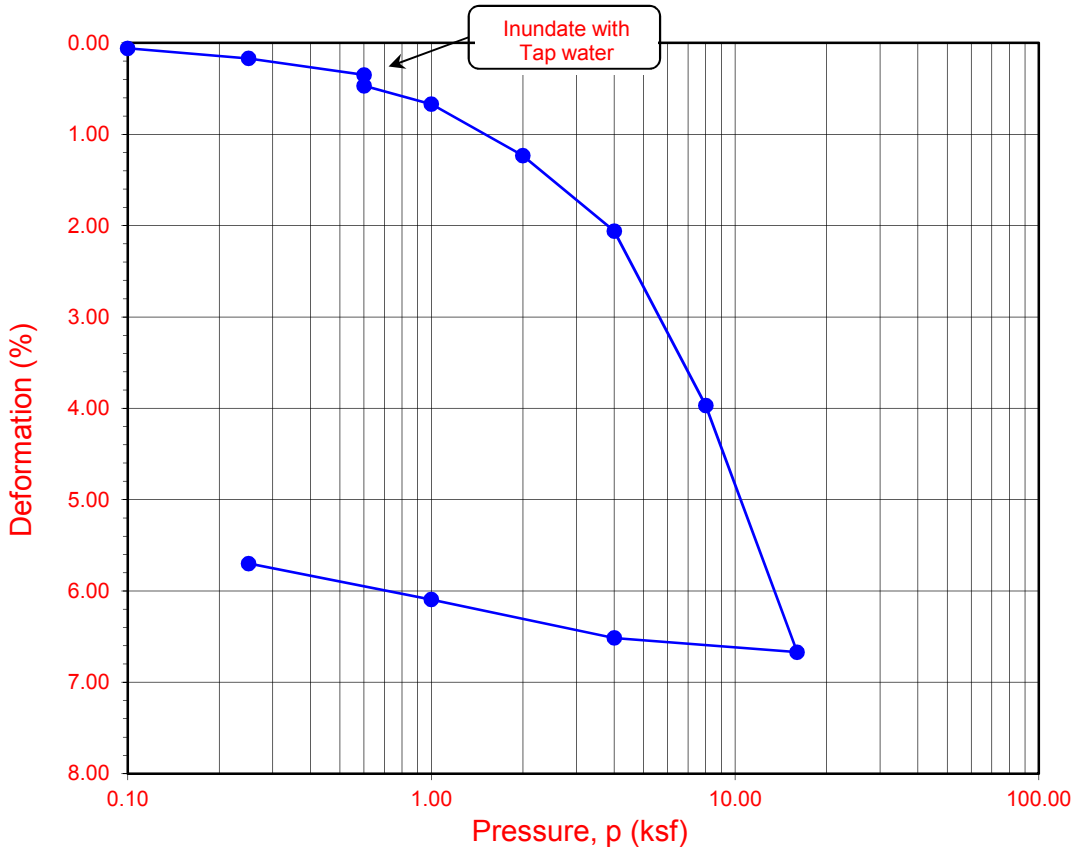
No Time Readings







Boring No.	Sample No.	Depth (ft.)	Moisture Content (%)		Dry Density (pcf)		Void Ratio		Degree of Saturation (%)	
			Initial	Final	Initial	Final	Initial	Final	Initial	Final
LB-11	**R-2**	**5.0**	**9.7**	**16.0**	**106.3**	**113.1**	**0.586**	**0.496**	**45**	**88**

Soil Identification: Brown silty, clayey sand (SC-SM)

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ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS
ASTM D 2435

Project No.: 11176.001

Hassen Covina

12-15

Leighton

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EXPANSION INDEX OF SOILS
ASTM D 4829

Project Name:	Hassen Covina	Tested By:	S. Felter	Date:	11/30/15
Project No.:	11176.001	Checked By:	J. Ward	Date:	12/04/15
Boring No.:	LB-1	Depth (ft.):	0-5		
Sample No.:	B-1				
Soil Identification:	Dark brown silty sand (SM)				

Dry Wt. of Soil + Cont.	(g)	1000.00
Wt. of Container No.	(g)	0.00
Dry Wt. of Soil	(g)	1000.00
Weight Soil Retained on #4 Sieve		0.00
Percent Passing # 4		100.00

MOLDED SPECIMEN	Before Test	After Test
Specimen Diameter (in.)	4.01	4.01
Specimen Height (in.)	1.0000	1.0090
Wt. Comp. Soil + Mold (g)	587.70	448.29
Wt. of Mold (g)	165.40	0.00
Specific Gravity (Assumed)	2.70	2.70
Container No.	O	O
Wet Wt. of Soil + Cont. (g)	852.50	613.69
Dry Wt. of Soil + Cont. (g)	792.30	557.82
Wt. of Container (g)	0.00	165.40
Moisture Content (%)	7.60	14.24
Wet Density (pcf)	127.4	134.0
Dry Density (pcf)	118.4	117.3
Void Ratio	0.424	0.437
Total Porosity	0.298	0.304
Pore Volume (cc)	61.6	63.5
Degree of Saturation (%) [S_{meas}]	**48.4**	88.0

SPECIMEN INUNDATION in distilled water for the period of 24 h or expansion rate < 0.0002 in./h

Date	Time	Pressure (psi)	Elapsed Time (min.)	Dial Readings (in.)
11/30/15	13:05	1.0	0	0.1190
11/30/15	13:15	1.0	10	0.1190
Add Distilled Water to the Specimen				
11/30/15	14:05	1.0	50	0.1270
12/01/15	6:14	1.0	1019	0.1280
12/01/15	8:25	1.0	1150	0.1280

Expansion Index (EI_{meas}) = ((Final Rdg - Initial Rdg) / Initial Thick.) x 1000	**9**

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EXPANSION INDEX OF SOILS
ASTM D 4829

Project Name:	Hassen Covina	Tested By:	S. Felter	Date:	11/24/15
Project No.:	11176.001	Checked By:	J. Ward	Date:	12/04/15
Boring No.:	LB-12	Depth (ft.):	0-5		
Sample No.:	B-3				
Soil Identification:	Dark brown silty sand (SM)				

Dry Wt. of Soil + Cont.	(g)	1000.00
Wt. of Container No.	(g)	0.00
Dry Wt. of Soil	(g)	1000.00
Weight Soil Retained on #4 Sieve		0.00
Percent Passing # 4		100.00

MOLDED SPECIMEN	Before Test	After Test
Specimen Diameter (in.)	4.01	4.01
Specimen Height (in.)	1.0000	1.0015
Wt. Comp. Soil + Mold (g)	567.10	423.83
Wt. of Mold (g)	163.70	0.00
Specific Gravity (Assumed)	2.70	2.70
Container No.	O	O
Wet Wt. of Soil + Cont. (g)	806.50	587.53
Dry Wt. of Soil + Cont. (g)	735.90	531.75
Wt. of Container (g)	0.00	163.70
Moisture Content (%)	9.59	15.16
Wet Density (pcf)	121.7	127.7
Dry Density (pcf)	111.0	110.9
Void Ratio	0.518	0.521
Total Porosity	0.341	0.342
Pore Volume (cc)	70.7	71.0
Degree of Saturation (%) [S_{meas}]	**50.0**	78.6

SPECIMEN INUNDATION in distilled water for the period of 24 h or expansion rate < 0.0002 in./h

Date	Time	Pressure (psi)	Elapsed Time (min.)	Dial Readings (in.)
11/24/15	8:43	1.0	0	0.0735
11/24/15	8:53	1.0	10	0.0735
Add Distilled Water to the Specimen				
11/24/15	13:22	1.0	269	0.0750
11/25/15	6:25	1.0	1292	0.0750
11/25/15	8:00	1.0	1387	0.0750

Expansion Index (EI_{meas}) = ((Final Rdg - Initial Rdg) / Initial Thick.) x 1000	**2**

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MODIFIED PROCTOR COMPACTION TEST
ASTM D 1557

Project Name:	Hassen Covina	Tested By:	O. Figueroa	Date:	11/24/15
Project No.:	11176.001	Input By:	J. Ward	Date:	12/04/15
Boring No.:	LB-1	Depth (ft.):	0-5		
Sample No.:	B-1				
Soil Identification:	Dark brown silty sand (SM)				

Note: Corrected dry density calculation assumes specific gravity of 2.70 and moisture content of 1.0% for oversize particles

Preparation Method:	X	Moist
		Dry
Compaction Method	X	Mechanical Ram
		Manual Ram

Scalp Fraction (%)	
#3/4	
#3/8	5.3
#4	

Rammer Weight (lb.) = 10.0
Height of Drop (in.) = 18.0
Mold Volume (ft³) 0.03340

TEST NO.	1	2	3	4	5	6
Wt. Compacted Soil + Mold (g)	3848	3965	4034	3936		
Weight of Mold (g)	1851	1851	1851	1851		
Net Weight of Soil (g)	1997	2114	2183	2085		
Wet Weight of Soil + Cont. (g)	420.5	424.4	438.4	467.2		
Dry Weight of Soil + Cont. (g)	406.4	401.5	406.5	424.6		
Weight of Container (g)	39.0	38.4	38.8	38.8		
Moisture Content (%)	3.84	6.31	8.68	11.04		
Wet Density (pcf)	131.8	139.5	144.1	137.6		
Dry Density (pcf)	126.9	131.3	132.6	123.9		

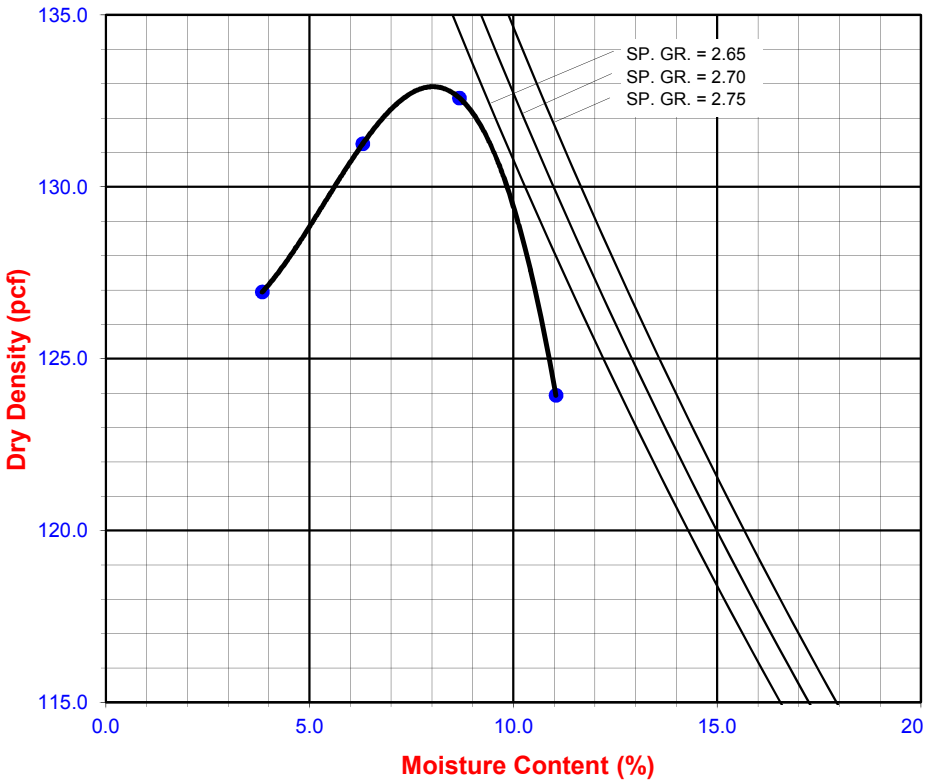
Maximum Dry Density (pcf) 133.0
Corrected Dry Density (pcf) 134.5
Optimum Moisture Content (%) 8.0
Corrected Moisture Content (%) 7.5

☐ **Procedure A**
Soil Passing No. 4 (4.75 mm) Sieve
Mold : 4 in. (101.6 mm) diameter
Layers : 5 (Five)
Blows per layer : 25 (twenty-five)
May be used if +#4 is 20% or less

☒ **Procedure B**
Soil Passing 3/8 in. (9.5 mm) Sieve
Mold : 4 in. (101.6 mm) diameter
Layers : 5 (Five)
Blows per layer : 25 (twenty-five)
Use if +#4 is >20% and +3/8 in. is 20% or less

☐ **Procedure C**
Soil Passing 3/4 in. (19.0 mm) Sieve
Mold : 6 in. (152.4 mm) diameter
Layers : 5 (Five)
Blows per layer : 56 (fifty-six)
Use if +3/8 in. is >20% and +¾ in. is <30%

Particle-Size Distribution:
GR:SA:FI
Atterberg Limits:
LL,PL,PI



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MODIFIED PROCTOR COMPACTION TEST
ASTM D 1557

Project Name:	Hassen Covina	Tested By:	O. Figueroa	Date:	11/23/15
Project No.:	11176.001	Input By:	J. Ward	Date:	12/04/15
Boring No.:	LB-12	Depth (ft.):	0-5		
Sample No.:	B-3				
Soil Identification:	Dark brown silty sand (SM)				

Note: Corrected dry density calculation assumes specific gravity of 2.70 and moisture content of 1.0% for oversize particles

Preparation Method:	X	Moist	Scalp Fraction (%)		Rammer Weight (lb.) = 10.0
		Dry	#3/4		Height of Drop (in.) = 18.0
Compaction Method	X	Mechanical Ram	#3/8		
		Manual Ram	#4	5.4	Mold Volume (ft³) 0.03340

TEST NO.	1	2	3	4	5	6
Wt. Compacted Soil + Mold (g)	3760	3868	3944	3886		
Weight of Mold (g)	1851	1851	1851	1851		
Net Weight of Soil (g)	1909	2017	2093	2035		
Wet Weight of Soil + Cont. (g)	324.0	412.0	425.1	449.3		
Dry Weight of Soil + Cont. (g)	310.4	386.0	390.0	403.7		
Weight of Container (g)	38.2	39.3	38.6	39.2		
Moisture Content (%)	5.00	7.50	9.99	12.51		
Wet Density (pcf)	126.0	133.1	138.1	134.3		
Dry Density (pcf)	120.0	123.8	125.6	119.4		

Maximum Dry Density (pcf)	**125.5**	**Optimum Moisture Content (%)**	**9.5**
Corrected Dry Density (pcf)	**127.5**	**Corrected Moisture Content (%)**	**9.0**

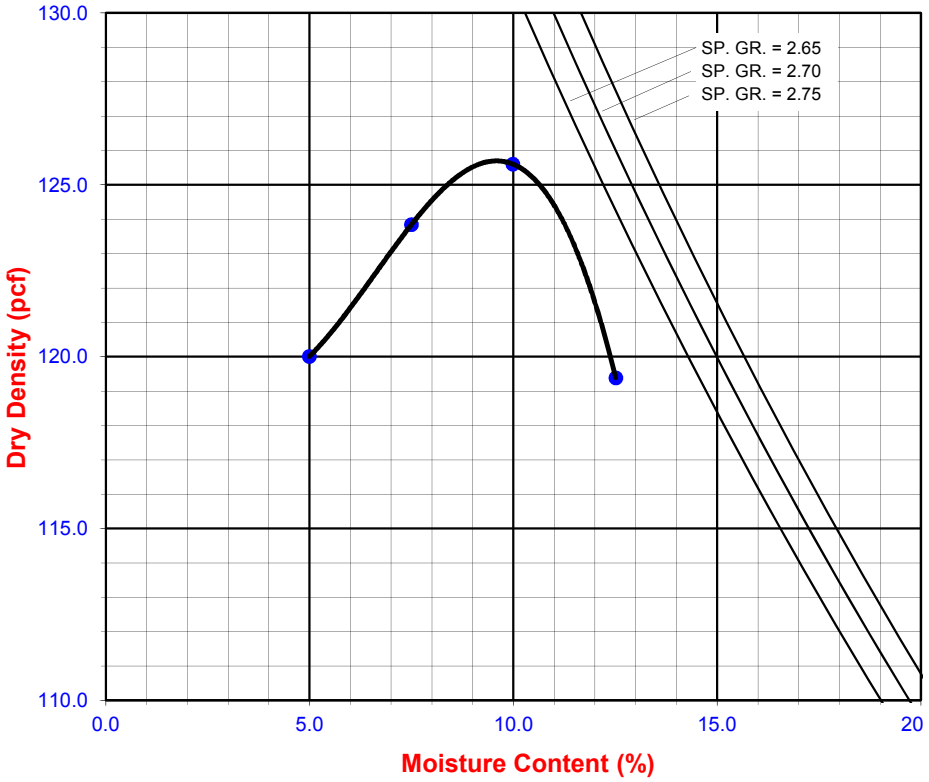
[X] **Procedure A**
Soil Passing No. 4 (4.75 mm) Sieve
Mold : 4 in. (101.6 mm) diameter
Layers : 5 (Five)
Blows per layer : 25 (twenty-five)
May be used if +#4 is 20% or less

[ ] **Procedure B**
Soil Passing 3/8 in. (9.5 mm) Sieve
Mold : 4 in. (101.6 mm) diameter
Layers : 5 (Five)
Blows per layer : 25 (twenty-five)
Use if +#4 is >20% and +3/8 in. is 20% or less

[ ] **Procedure C**
Soil Passing 3/4 in. (19.0 mm) Sieve
Mold : 6 in. (152.4 mm) diameter
Layers : 5 (Five)
Blows per layer : 56 (fifty-six)
Use if +3/8 in. is >20% and +¾ in. is <30%

Particle-Size Distribution:
GR:SA:FI

Atterberg Limits:
LL,PL,PI



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TEST FOR SULFATE CONTENT, CHLORIDE CONTENT and pH of SOILS

Project Name: Hassen Covina Tested By : G. Berdy Date: 11/23/15

Project No. : 11176.001 Data Input By: J. Ward Date: 12/04/15

Boring No.	LB-1	LB-12		
Sample No.	B-1	B-3		
Sample Depth (ft)	0-5	0-5		
Soil Identification:	Dark brown SM	Dark brown SM		
Wet Weight of Soil + Container (g)	213.81	146.13		
Dry Weight of Soil + Container (g)	208.84	145.03		
Weight of Container (g)	58.38	60.69		
Moisture Content (%)	3.30	1.30		
Weight of Soaked Soil (g)	100.11	100.05		

SULFATE CONTENT, DOT California Test 417, Part II

Beaker No.	36	51		
Crucible No.	15	29		
Furnace Temperature (°C)	880	880		
Time In / Time Out	10:30/11:10	10:30/11:10		
Duration of Combustion (min)	45	45		
Wt. of Crucible + Residue (g)	20.3287	20.7517		
Wt. of Crucible (g)	20.3261	20.7493		
Wt. of Residue (g) (A)	0.0026	0.0024		
PPM of Sulfate (A) x 41150	106.99	98.76		
PPM of Sulfate, Dry Weight Basis	**111**	**100**		

CHLORIDE CONTENT, DOT California Test 422

ml of Extract For Titration (B)	15	30		
ml of AgNO3 Soln. Used in Titration (C)	0.4	0.5		
PPM of Chloride (C -0.2) * 100 * 30 / B	40	30		
PPM of Chloride, Dry Wt. Basis	**41**	**30**		

pH TEST, DOT California Test 643

pH Value	**7.88**	**7.28**		
Temperature °C	20.2	20.2		

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SOIL RESISTIVITY TEST
DOT CA TEST 643

Project Name: Hassen Covina
Project No. : 11176.001
Boring No.: LB-1
Sample No. : B-1
Soil Identification:* Dark brown SM

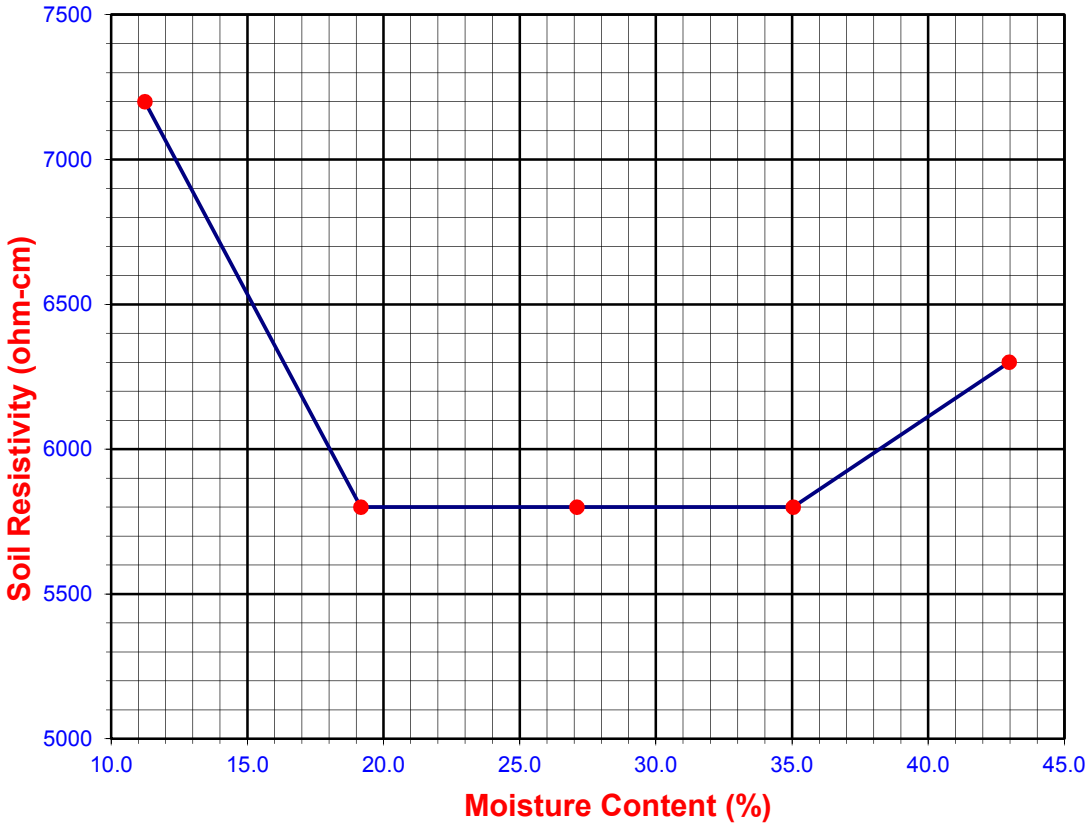
Tested By : G. Berdy Date: 12/01/15
Data Input By: J. Ward Date: 12/04/15
Depth (ft.) : 0-5

*California Test 643 requires soil specimens to consist only of portions of samples passing through the No. 8 US Standard Sieve before resistivity testing. Therefore, this test method may not be representative for coarser materials.

Specimen No.	Water Added (ml) (Wa)	Adjusted Moisture Content (MC)	Resistance Reading (ohm)	Soil Resistivity (ohm-cm)
1	10	11.24	7200	7200
2	20	19.17	5800	5800
3	30	27.10	5800	5800
4	40	35.04	5800	5800
5	50	42.97	6300	6300

Moisture Content (%) (MCi)	3.30
Wet Wt. of Soil + Cont. (g)	213.81
Dry Wt. of Soil + Cont. (g)	208.84
Wt. of Container (g)	58.38
Container No.	
Initial Soil Wt. (g) (Wt)	130.21
Box Constant	1.000
MC =(((1+Mci/100)x(Wa/Wt+1))-1)x100	

Min. Resistivity (ohm-cm)	Moisture Content (%)	Sulfate Content (ppm)	Chloride Content (ppm)	Soil pH	
				pH	Temp. (°C)
DOT CA Test 643		DOT CA Test 417 Part II	DOT CA Test 422	DOT CA Test 643	
5800	**27.1**	**111**	**41**	**7.88**	**20.2**



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SOIL RESISTIVITY TEST
DOT CA TEST 643

Project Name: Hassen Covina
Project No. : 11176.001
Boring No.: LB-12
Sample No. : B-3
Soil Identification:* Dark brown SM

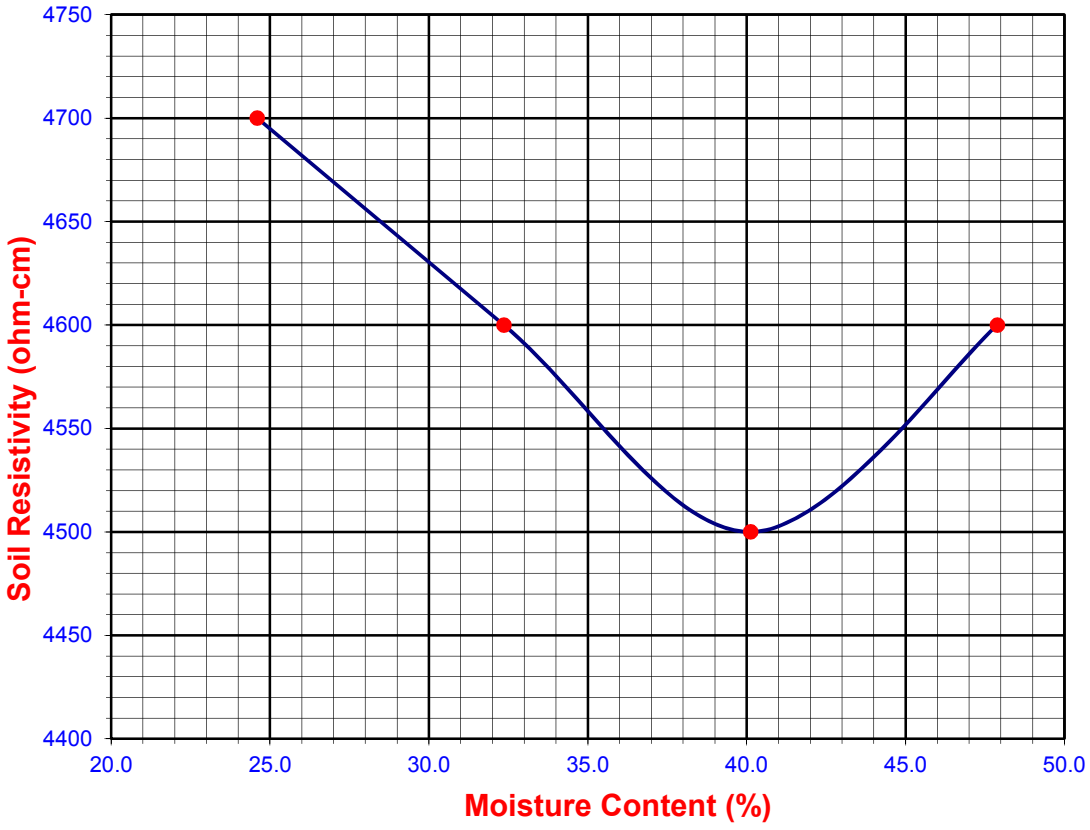
Tested By : G. Berdy Date: 12/01/15
Data Input By: J. Ward Date: 12/04/15
Depth (ft.) : 0-5

*California Test 643 requires soil specimens to consist only of portions of samples passing through the No. 8 US Standard Sieve before resistivity testing. Therefore, this test method may not be representative for coarser materials.

Specimen No.	Water Added (ml) (Wa)	Adjusted Moisture Content (MC)	Resistance Reading (ohm)	Soil Resistivity (ohm-cm)
1	30	24.60	4700	4700
2	40	32.36	4600	4600
3	50	40.13	4500	4500
4	60	47.89	4600	4600
5				

Moisture Content (%) (MCi)	1.30
Wet Wt. of Soil + Cont. (g)	146.13
Dry Wt. of Soil + Cont. (g)	145.03
Wt. of Container (g)	60.69
Container No.	
Initial Soil Wt. (g) (Wt)	130.47
Box Constant	1.000
MC =(((1+Mci/100)x(Wa/Wt+1))-1)x100	

Min. Resistivity (ohm-cm)	Moisture Content (%)	Sulfate Content (ppm)	Chloride Content (ppm)	Soil pH	
				pH	Temp. (°C)
DOT CA Test 643		DOT CA Test 417 Part II	DOT CA Test 422	DOT CA Test 643	
4500	**40.1**	**100**	**30**	**7.28**	**20.2**



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Hassen Covina
11176.001

Summary of Pocket Penetrometer Test Results
Prepared by JHW, 12-04-15

LB-1	R-1	3.50
	R-2	3.00/>4.50
	R-3	4.00
	R-4	>4.50
LB-2	R-1	4.25
	R-2	3.50/>4.50
	R-3	>4.50
	R-4	4.00
LB-3	R-1	3.00
	R-2	>4.50
	R-3	1.25
	R-4	0.00
LB-4	R-1	3.50
	R-2	>4.50
	R-3	>4.50
	R-4	>4.50
LB-5	R-1	2.50
	R-2	4.00
	R-3	>4.50
	R-4	3.75
LB-6	R-1	2.00
	R-2	3.00
	R-3	3.50
	R-4	0.00
LB-7	R-1	2.00
	R-2	2.50
	R-3	>4.50
	R-4	>4.50
LB-8	R-1	3.00
	R-2	>4.50
	R-3	2.50
	R-4	>4.50
LB-9	R-1	2.75
	R-2	0.00
	R-3	>4.50
	R-4	0.00
LB-10	R-1	1.75
	R-3	3.00
LB-11	R-1	1.75
	R-2	3.75/>4.50
	R-3	>4.50
	R-4	0.00
LB-12	R-1	3.00
	R-2	>4.50
	R-3	4.25
	R-4	>4.50
LB-13	R-1	1.75
	R-2	0.00
	R-4	3.75

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APPENDIX D

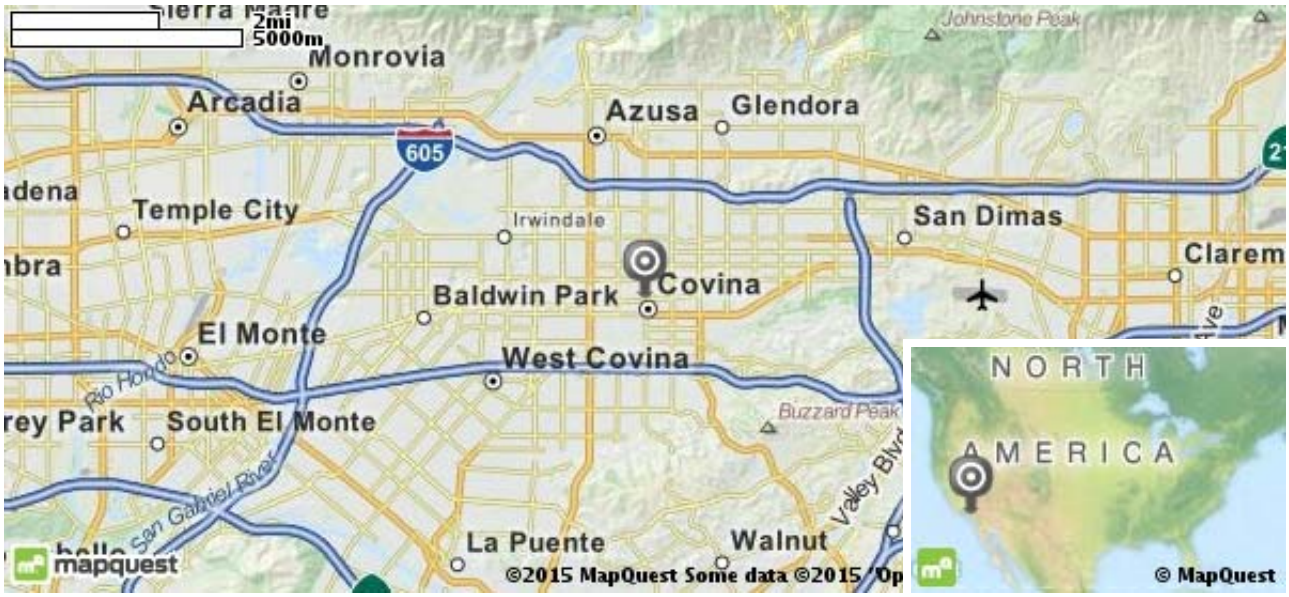
SUMMARY OF SECONDARY SEISMIC HAZARD ANALYSIS

DRAFT

USGS Design Maps Summary Report

User–Specified Input

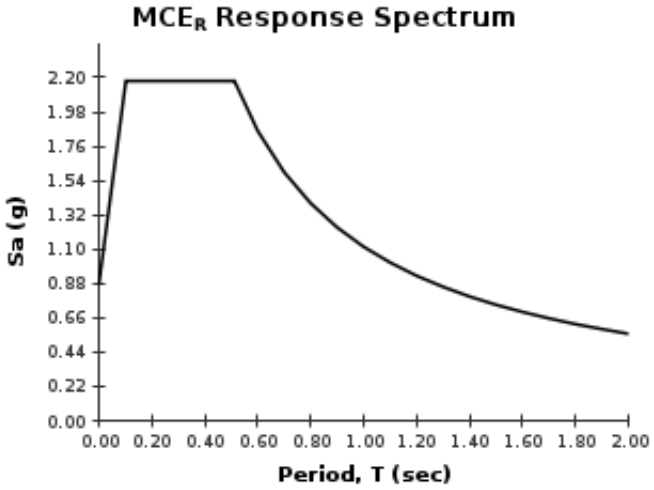
Report Title	Hassen Covina Tue November 17, 2015 21:53:23 UTC
Building Code Reference Document	ASCE 7-10 Standard (which utilizes USGS hazard data available in 2008)
Site Coordinates	34.0904°N, 117.8905°W
Site Soil Classification	Site Class D – "Stiff Soil"
Risk Category	I/II/III

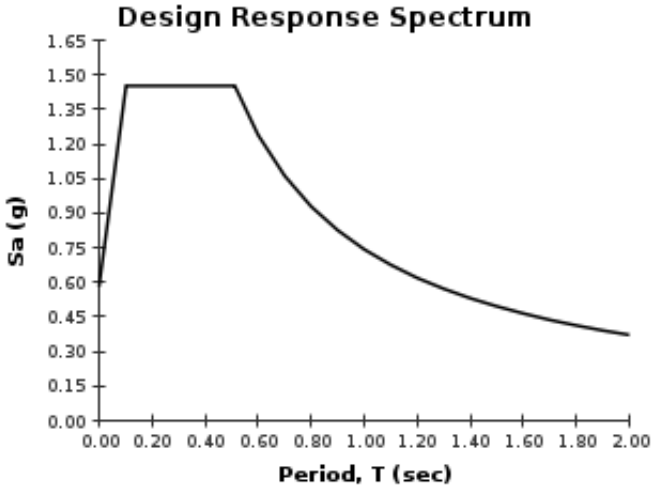


USGS–Provided Output

S_S =	2.178 g	S_{MS} =	2.178 g	S_{DS} =	1.452 g
S_1 =	0.743 g	S_{M1} =	1.115 g	S_{D1} =	0.743 g

For information on how the SS and S1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the "2009 NEHRP" building code reference document.





For PGA_M, T_L, C_{RS}, and C_{R1} values, please view the detailed report.

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USGS Design Maps Detailed Report

ASCE 7-10 Standard (34.0904°N, 117.8905°W)

Site Class D – "Stiff Soil", Risk Category I/II/III

Section 11.4.1 — Mapped Acceleration Parameters

Note: Ground motion values provided below are for the direction of maximum horizontal spectral response acceleration. They have been converted from corresponding geometric mean ground motions computed by the USGS by applying factors of 1.1 (to obtain S_S) and 1.3 (to obtain S_1). Maps in the 2010 ASCE-7 Standard are provided for Site Class B. Adjustments for other Site Classes are made, as needed, in Section 11.4.3.

From Figure 22-1 [1]	S_S = 2.178 g
From Figure 22-2 [2]	S_1 = 0.743 g

Section 11.4.2 — Site Class

The authority having jurisdiction (not the USGS), site-specific geotechnical data, and/or the default has classified the site as Site Class D, based on the site soil properties in accordance with Chapter 20.

Table 20.3–1 Site Classification

Site Class	$\overline{v}_s$	$\overline{N}$ or $\overline{N}_{ch}$	$\overline{s}_u$
A. Hard Rock	>5,000 ft/s	N/A	N/A
B. Rock	2,500 to 5,000 ft/s	N/A	N/A
C. Very dense soil and soft rock	1,200 to 2,500 ft/s	>50	>2,000 psf
D. Stiff Soil	600 to 1,200 ft/s	15 to 50	1,000 to 2,000 psf
E. Soft clay soil	<600 ft/s	<15	<1,000 psf
	Any profile with more than 10 ft of soil having the characteristics: • Plasticity index PI > 20, • Moisture content w ≥ 40%, and • Undrained shear strength $\overline{s}_u$ < 500 psf		
F. Soils requiring site response analysis in accordance with Section 21.1	See Section 20.3.1		

For SI: 1ft/s = 0.3048 m/s 1lb/ft² = 0.0479 kN/m²

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Section 11.4.3 — Site Coefficients and Risk-Targeted Maximum Considered Earthquake (MCE_R) Spectral Response Acceleration Parameters

Table 11.4–1: Site Coefficient F_a

Site Class	Mapped MCE_R Spectral Response Acceleration Parameter at Short Period				
	$S_S \le 0.25$	$S_S = 0.50$	$S_S = 0.75$	$S_S = 1.00$	$S_S \ge 1.25$
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.2	1.2	1.1	1.0	1.0
D	1.6	1.4	1.2	1.1	1.0
E	2.5	1.7	1.2	0.9	0.9
F	See Section 11.4.7 of ASCE 7				

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

For Site Class = D and S_S = 2.178 g, F_a = 1.000

Table 11.4–2: Site Coefficient F_v

Site Class	Mapped MCE_R Spectral Response Acceleration Parameter at 1-s Period				
	$S_1 \le 0.10$	$S_1 = 0.20$	$S_1 = 0.30$	$S_1 = 0.40$	$S_1 \ge 0.50$
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.7	1.6	1.5	1.4	1.3
D	2.4	2.0	1.8	1.6	1.5
E	3.5	3.2	2.8	2.4	2.4
F	See Section 11.4.7 of ASCE 7				

Note: Use straight-line interpolation for intermediate values of S_1

For Site Class = D and S_1 = 0.743 g, F_v = 1.500

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Equation (11.4–1): $S_{MS} = F_a S_S = 1.000 \times 2.178 = 2.178$ g

Equation (11.4–2): $S_{M1} = F_v S_1 = 1.500 \times 0.743 = 1.115$ g

Section 11.4.4 — Design Spectral Acceleration Parameters

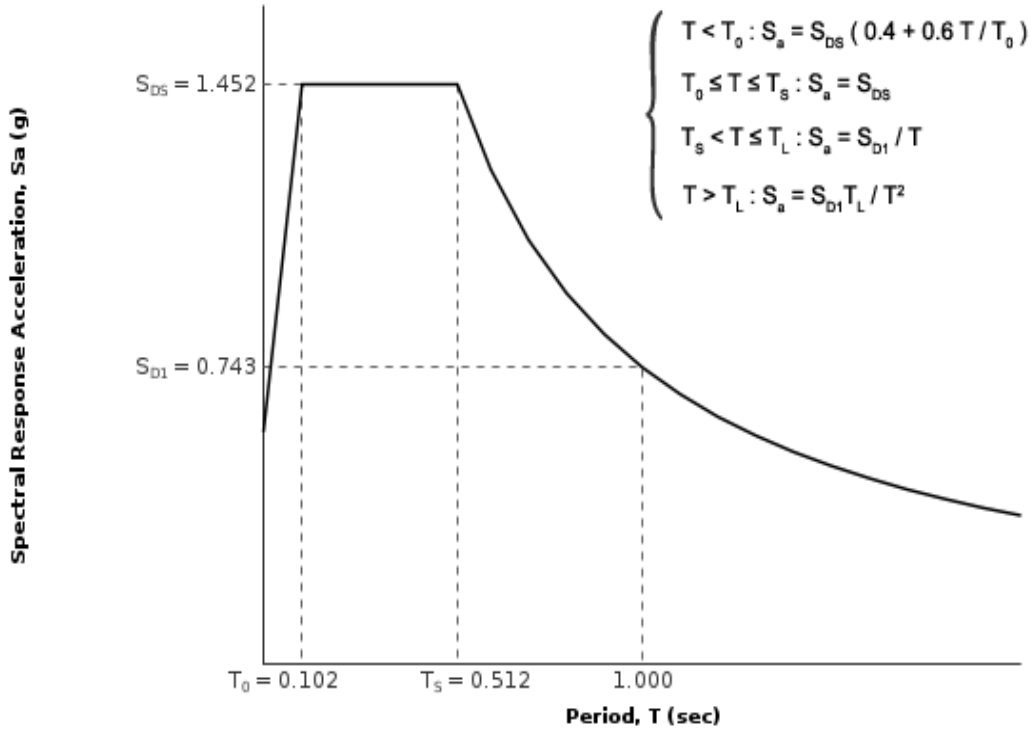
Equation (11.4–3): $S_{DS} = \frac{2}{3} S_{MS} = \frac{2}{3} \times 2.178 = 1.452$ g

Equation (11.4–4): $S_{D1} = \frac{2}{3} S_{M1} = \frac{2}{3} \times 1.115 = 0.743$ g

Section 11.4.5 — Design Response Spectrum

From Figure 22-12 [3] $T_L = 8$ seconds

Figure 11.4–1: Design Response Spectrum



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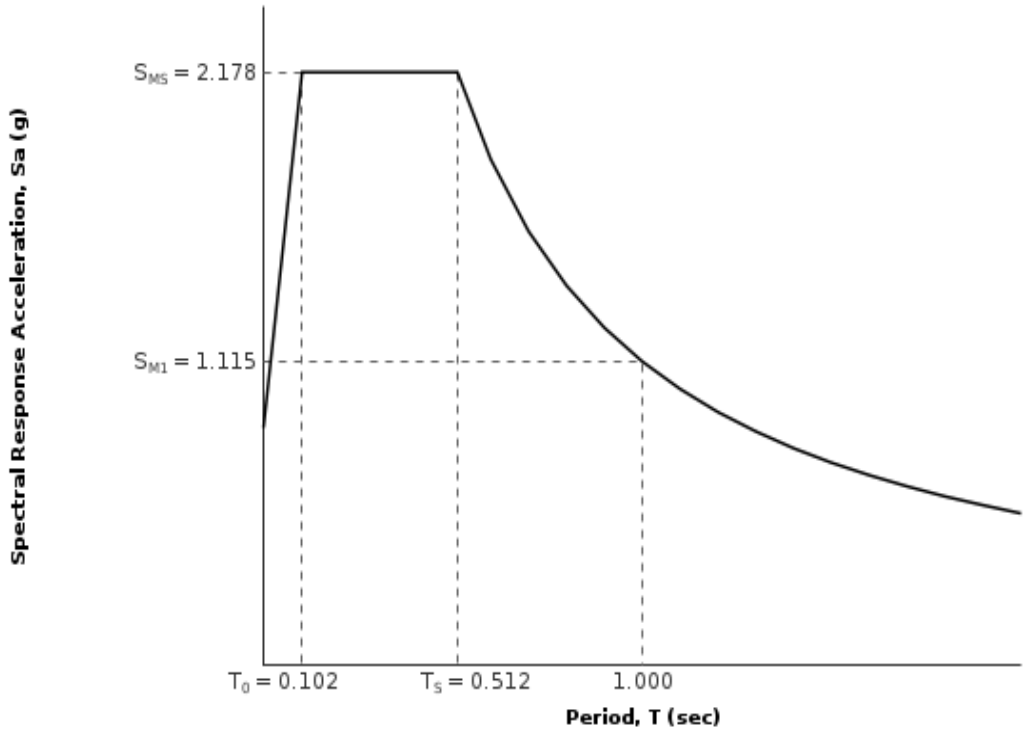
Section 11.4.6 — Risk-Targeted Maximum Considered Earthquake (MCE_R) Response Spectrum

The MCE_R Response Spectrum is determined by multiplying the design response spectrum above by 1.5.



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

From Figure 22-7 [4] PGA = 0.762

Equation (11.8–1): $PGA_M = F_{PGA}PGA = 1.000 \times 0.762 = 0.762$ g

Table 11.8–1: Site Coefficient F_{PGA}

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

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

For Site Class = D and PGA = 0.762 g, F_{PGA} = 1.000

Section 21.2.1.1 — Method 1 (from Chapter 21 – Site-Specific Ground Motion Procedures for Seismic Design)

From Figure 22-17 [5] C_{RS} = 1.020

From Figure 22-18 [6] C_{R1} = 1.031

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Section 11.6 — Seismic Design Category

Table 11.6-1 Seismic Design Category Based on Short Period Response Acceleration Parameter

VALUE OF S_{DS}	RISK CATEGORY		
	I or II	III	IV
$S_{DS} < 0.167g$	A	A	A
$0.167g \le S_{DS} < 0.33g$	B	B	C
$0.33g \le S_{DS} < 0.50g$	C	C	D
$0.50g \le S_{DS}$	D	D	D

For Risk Category = I and S_{DS} = 1.452 g, Seismic Design Category = D

Table 11.6-2 Seismic Design Category Based on 1-S Period Response Acceleration Parameter

VALUE OF S_{D1}	RISK CATEGORY		
	I or II	III	IV
$S_{D1} < 0.067g$	A	A	A
$0.067g \le S_{D1} < 0.133g$	B	B	C
$0.133g \le S_{D1} < 0.20g$	C	C	D
$0.20g \le S_{D1}$	D	D	D

For Risk Category = I and S_{D1} = 0.743 g, Seismic Design Category = D

Note: When S_1 is greater than or equal to 0.75g, the Seismic Design Category is **E** for buildings in Risk Categories I, II, and III, and **F** for those in Risk Category IV, irrespective of the above.

Seismic Design Category ≡ "the more severe design category in accordance with Table 11.6-1 or 11.6-2" = D

Note: See Section 11.6 for alternative approaches to calculating Seismic Design Category.

References

1. *Figure 22-1*: http://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-1.pdf
2. *Figure 22-2*: http://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-2.pdf
3. *Figure 22-12*: http://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-12.pdf
4. *Figure 22-7*: http://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-7.pdf
5. *Figure 22-17*: http://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-17.pdf
6. *Figure 22-18*: http://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-18.pdf

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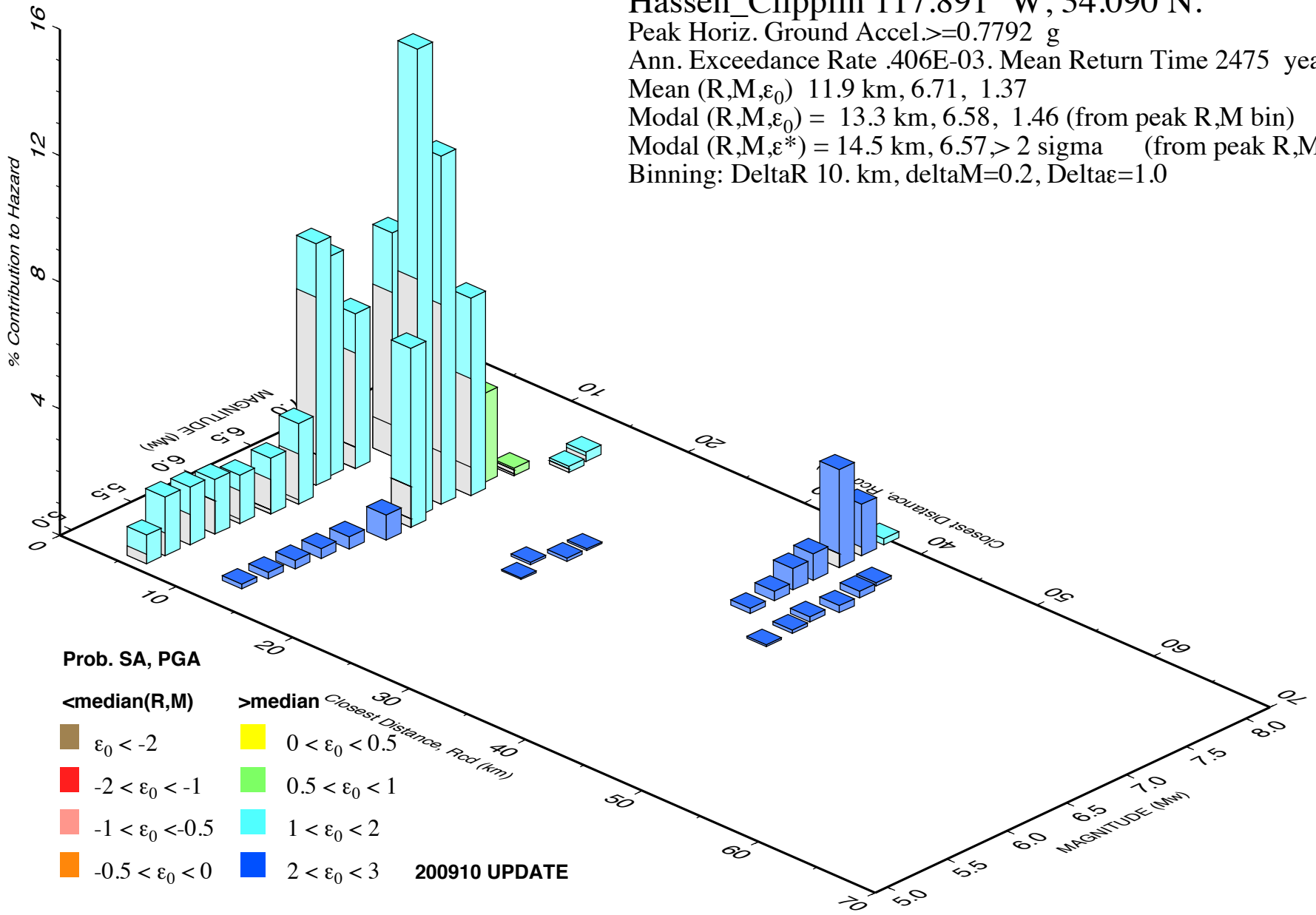
PSH Deaggregation on NEHRP D soil

Hassen_Clipplin 117.891° W, 34.090 N.

Peak Horiz. Ground Accel.>=0.7792 g
Ann. Exceedance Rate .406E-03. Mean Return Time 2475 years
Mean (R,M,ε_0) 11.9 km, 6.71, 1.37
Modal (R,M,ε_0) = 13.3 km, 6.58, 1.46 (from peak R,M bin)
Modal (R,M,ε*) = 14.5 km, 6.57,> 2 sigma (from peak R,M,ε bin)
Binning: DeltaR 10. km, deltaM=0.2, Deltaε=1.0



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TEST.OUT

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*                    *
*    E Q F A U L T   *
*                    *
*    Version 3.00    *
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DETERMINISTIC ESTIMATION OF
PEAK ACCELERATION FROM DIGITIZED FAULTS

JOB NUMBER: 11176.001

DATE: 11-17-2015

JOB NAME: Hassen Clippinger

CALCULATION NAME: Test Run Analysis

FAULT-DATA-FILE NAME: CDMGFLTE.DAT

SITE COORDINATES:
SITE LATITUDE: 34.0900
SITE LONGITUDE: 117.8910

SEARCH RADIUS: 100 mi

ATTENUATION RELATION: 20) Sadigh et al. (1997) Horiz. - Soil
UNCERTAINTY (M=Median, S=Sigma): M Number of Sigmas: 0.0
DISTANCE MEASURE: clodis
SCOND: 0
Basement Depth: 5.00 km Campbell SSR: Campbell SHR:
COMPUTE PEAK HORIZONTAL ACCELERATION

FAULT-DATA FILE USED: CDMGFLTE.DAT

MINIMUM DEPTH VALUE (km): 0.0

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TEST.OUT

EQFAULT SUMMARY

DETERMINISTIC SITE PARAMETERS

ABBREVIATED FAULT NAME	APPROXIMATE DISTANCE mi (km)	ESTIMATED MAX. EARTHQUAKE EVENT		
		MAXIMUM EARTHQUAKE MAG.(Mw)	PEAK SITE ACCEL. g	EST. SITE INTENSITY MOD.MERC.
SAN JOSE	3.2(5.2)	6.5	0.483	X
SIERRA MADRE	4.0(6.4)	7.0	0.499	X
RAYMOND	8.5(13.6)	6.5	0.283	IX
CLAMSHELL-SAWPIT	8.5(13.7)	6.5	0.281	IX
CHINO-CENTRAL AVE. (Elsinore)	9.0(14.5)	6.7	0.294	IX
WHITTIER	9.4(15.2)	6.8	0.231	IX
CUCAMONGA	9.5(15.3)	7.0	0.320	IX
ELYSIAN PARK THRUST	11.2(18.0)	6.7	0.249	IX
VERDUGO	14.7(23.6)	6.7	0.197	VIII
HOLLYWOOD	19.5(31.4)	6.4	0.121	VII
COMPTON THRUST	20.5(33.0)	6.8	0.150	VIII
ELSINORE-GLEN IVY	21.9(35.2)	6.8	0.109	VII
SAN ANDREAS - 1857 Rupture	22.9(36.9)	7.8	0.183	VIII
SAN ANDREAS - Mojave	22.9(36.9)	7.1	0.125	VII
SAN JACINTO-SAN BERNARDINO	24.4(39.3)	6.7	0.091	VII
NEWPORT-INGLEWOOD (L.A.Basin)	25.0(40.2)	6.9	0.101	VII
SAN ANDREAS - San Bernardino	25.6(41.2)	7.3	0.126	VIII
SAN ANDREAS - Southern	25.6(41.2)	7.4	0.133	VIII
SIERRA MADRE (San Fernando)	26.5(42.6)	6.7	0.106	VII
SAN GABRIEL	27.3(43.9)	7.0	0.098	VII
CLEGHORN	28.8(46.4)	6.5	0.065	VI
SANTA MONICA	29.6(47.7)	6.6	0.086	VII
PALOS VERDES	31.9(51.3)	7.1	0.087	VII
NORTHRIDGE (E. Oak Ridge)	32.4(52.2)	6.9	0.096	VII
NEWPORT-INGLEWOOD (Offshore)	34.5(55.5)	6.9	0.069	VI
MALIBU COAST	36.9(59.4)	6.7	0.071	VI
SAN JACINTO-SAN JACINTO VALLEY	37.8(60.8)	6.9	0.062	VI
NORTH FRONTAL FAULT ZONE (West)	38.0(61.1)	7.0	0.085	VII
SANTA SUSANA	38.2(61.4)	6.6	0.063	VI
ELSINORE-TEMECULA	43.8(70.5)	6.8	0.048	VI
HOLSER	43.8(70.5)	6.5	0.048	VI
ANACAPA-DUME	46.5(74.9)	7.3	0.082	VII
OAK RIDGE (Onshore)	51.7(83.2)	6.9	0.053	VI
SIMI-SANTA ROSA	53.7(86.5)	6.7	0.043	VI
SAN ANDREAS - Carrizo	55.0(88.5)	7.2	0.048	VI
SAN CAYETANO	55.3(89.0)	6.8	0.045	VI
HELENDALE - S. LOCKHARDT	56.4(90.8)	7.1	0.043	VI
CORONADO BANK	56.8(91.4)	7.4	0.054	VI
SAN JACINTO-ANZA	60.8(97.8)	7.2	0.042	VI
NORTH FRONTAL FAULT ZONE (East)	63.0(101.4)	6.7	0.034	V

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DETERMINISTIC SITE PARAMETERS

ABBREVIATED FAULT NAME	APPROXIMATE DISTANCE mi (km)	ESTIMATED MAX. EARTHQUAKE EVENT: MAXIMUM EARTHQUAKE MAG.(Mw)	ESTIMATED MAX. EARTHQUAKE EVENT: PEAK SITE ACCEL. g	ESTIMATED MAX. EARTHQUAKE EVENT: EST. SITE INTENSITY MOD.MERC.
SANTA YNEZ (East)	66.9(107.6)	7.0	0.031	V
PINTO MOUNTAIN	66.9(107.6)	7.0	0.031	V
LENWOOD-LOCKHART-OLD WOMAN SPRGS	70.2(113.0)	7.3	0.038	V
ELSINORE-JULIAN	70.3(113.2)	7.1	0.032	V
GARLOCK (West)	71.0(114.2)	7.1	0.031	V
ROSE CANYON	71.5(115.1)	6.9	0.026	V
VENTURA - PITAS POINT	73.7(118.6)	6.8	0.030	V
JOHNSON VALLEY (Northern)	75.5(121.5)	6.7	0.021	IV
PLEITO THRUST	76.5(123.1)	7.2	0.039	V
GRAVEL HILLS - HARPER LAKE	76.7(123.4)	6.9	0.024	IV
LANDERS	76.9(123.7)	7.3	0.033	V
OAK RIDGE(Blind Thrust Offshore)	76.9(123.8)	6.9	0.030	V
M.RIDGE-ARROYO PARIDA-SANTA ANA	77.5(124.8)	6.7	0.025	V
CHANNEL IS. THRUST (Eastern)	78.8(126.8)	7.4	0.045	VI
MONTALVO-OAK RIDGE TREND	80.1(128.9)	6.6	0.022	IV
BIG PINE	81.4(131.0)	6.7	0.018	IV
BLACKWATER	81.6(131.4)	6.9	0.022	IV
SAN ANDREAS - Coachella	82.1(132.2)	7.1	0.026	V
RED MOUNTAIN	82.3(132.5)	6.8	0.025	V
GARLOCK (East)	82.9(133.4)	7.3	0.030	V
EMERSON So. - COPPER MTN.	83.3(134.0)	6.9	0.021	IV
CALICO - HIDALGO	83.3(134.1)	7.1	0.025	V
WHITE WOLF	84.9(136.6)	7.2	0.034	V
BURNT MTN.	85.1(136.9)	6.4	0.013	III
EUREKA PEAK	85.7(137.9)	6.4	0.013	III
SAN JACINTO-COYOTE CREEK	90.4(145.5)	6.8	0.017	IV
SANTA CRUZ ISLAND	93.2(150.0)	6.8	0.021	IV
PISGAH-BULLION MTN.-MESQUITE LK	94.4(152.0)	7.1	0.021	IV
EARTHQUAKE VALLEY	97.7(157.3)	6.5	0.012	III
So. SIERRA NEVADA	98.5(158.6)	7.1	0.025	V

-END OF SEARCH- 70 FAULTS FOUND WITHIN THE SPECIFIED SEARCH RADIUS.

THE SAN JOSE FAULT IS CLOSEST TO THE SITE.
IT IS ABOUT 3.2 MILES (5.2 km) AWAY.

LARGEST MAXIMUM-EARTHQUAKE SITE ACCELERATION: 0.4988 g

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Field Blow Count Correction for In[illegible] Seis[illegible] Se[illegible]nt A[illegible]y

Hassen Clippinger

Point ID	Depth	Approx Fines %	Soil Classification	Number	Type	Blows 1st	Blows 2nd	Blows 3rd	Raw Field Blow Count/ft	Ring>>SPT Correction Factor	Cs*	Corr Field N
LB- 1	2.5	35	SM	R-1	RING S	9	8	8	16	0.65	1	10.4
LB- 1	5	70	ML	R-2	RING S	3	2	5	7	0.65	1	4.55
LB- 1	10	70	ML	R-3	RING S	7	8	10	18	0.65	1	11.7
LB- 1	15	30	SM	R-4	RING S	5	6	11	17	0.65	1	11.05
LB- 1	20	5	SP	S-5	SPT SA	7	5	5	10	1	1.2	12
LB- 2	2.5	50	CL	R-1	RING S	5	10	13	23	0.65	1	14.95
LB- 2	5	75	ML	R-2	RING S	3	3	5	8	0.65	1	5.2
LB- 2	10	54	ML	R-3	RING S	6	8	10	18	0.65	1	11.7
LB- 2	15	20	SM	R-4	RING S	7	8	12	20	0.65	1	13
LB- 2	20	26	SM	S-5	SPT SA	3	6	3	9	1	1.2	10.8
LB- 2	25	0	SP	S-6	SPT SA	15	18	50	68	1	1.2	81.6
LB- 2	30	50	ML	S-7	SPT SA	6	8	10	18	1	1.2	21.6
LB- 3	2.5	50	ML	R-1	RING S	1	3	4	7	0.65	1	4.55
LB- 3	5	50	ML	R-2	RING S	4	6	8	14	0.65	1	9.1
LB- 3	10	0	SW	R-3	RING S	7	8	15	23	0.65	1	14.95
LB- 3	15	10	SM	R-4	RING S	6	12	33	45	0.65	1	29.25
LB- 3	20	0	SW	S-5	SPT SA	38	40	25	65	1	1.2	78
LB- 4	2.5	50	ML	R-1	RING S	3	4	7	11	0.65	1	7.15
LB- 4	5	50	ML	R-2	RING S	6	8	9	17	0.65	1	11.05
LB- 4	10	50	ML	R-3	RING S	5	7	9	16	0.65	1	10.4
LB- 4	15	75	ML	R-4	RING S	7	25	50	75	0.65	1	48.75
LB- 4	20	0	SW	S-5	SPT SA	25	50/5"		100	1	1.2	120
LB-5	2.5	50	ML	R-1	RING S	3	3	3	6	0.65	1	3.9
LB-5	5	50	ML	R-2	RING S	3	4	6	10	0.65	1	6.5
LB-5	10	47	ML	R-3	RING S	5	5	8	13	0.65	1	8.45
LB-5	15	16	ML	R-4	RING S	5	6	9	15	0.65	1	9.75
LB-5	20	0	SW	S-5	SPT SA	28	20	18	38	1	1.2	45.6
LB-5	25	0	SW	S-6	SPT SA	28	40	38	78	1	1.2	93.6
LB-5	30	80	ML	S-7	SPT SA	5	10	12	22	1	1.2	26.4
LB-5	35	0	SW	S-8	SPT SA	30	50/6"		100	1	1.2	120
LB-5	40	0	SW	S-9	SPT SA	50/4"			100	1	1.2	120
LB-5	45	0	SW	S-10	SPT SA	22	24	28	52	1	1.2	62.4
LB-5	50	0	SW	S-11	SPT SA	31	50/6"		100	1	1.2	120
LB- 6	2.5	30	SM	R-1	RING S	2	2	2	4	0.65	1	2.6
LB- 6	5	0	SP	R-2	RING S	5	8	15	23	0.65	1	14.95
LB- 6	10	0	SW	R-3	RING S	10	18	22	40	0.65	1	26
LB- 6	15	0	SW	R-4	RING S	15	27	40	67	0.65	1	43.55
LB- 6	20	0	SW	S-5	SPT SA	27	40	30	70	1	1.2	84
LB- 7	2.5	50	ML	R-1	RING S	3	2	3	5	0.65	1	3.25
LB- 7	5	90	ML	R-2	RING S	2	3	5	8	0.65	1	5.2
LB- 7	10	25	SM	R-3	RING S	7	18	15	33	0.65	1	21.45
LB- 7	15	20	SM	R-4	RING S	8	11	15	26	0.65	1	16.9
LB- 7	20	0	SW	S-5	SPT SA	13	23	18	41	1	1.2	49.2

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LB- 8	2.5	80	ML		RING S			5		0.65	1	**6.5**
LB- 8	5	80	ML	R-2	RING S	3	4	6	10	0.65	1	**6.5**
LB- 8	10	35	SM	R-3	RING S	6	9	10	19	0.65	1	**12.35**
LB- 8	15	80	ML	R-4	RING S	6	8	24	32	0.65	1	**20.8**
LB- 8	20	5	SW	S-5	SPT SA	16	14	17	31	1	1.2	**37.2**
LB-9	2.5	30	SM	R-1	RING S	3	5	5	10	0.65	1	**6.5**
LB-9	5	0	SW	R-2	RING S	3	5	8	13	0.65	1	**8.45**
LB-9	10	90	ML	R-3	RING S	8	9	15	24	0.65	1	**15.6**
LB-9	15	0	SW	R-4	RING S	19	36	50	86	0.65	1	**55.9**
LB-9	20	0	SP	S-5	SPT SA	18	13	16	29	1	1.2	**34.8**
LB-9	25	0	SW	S-6	SPT SA	21	36	48	84	1	1.2	**100.8**
LB-9	30	0	SW	S-7	SPT SA	14	18	25	43	1	1.2	**51.6**
LB-9	35	0	SW	S-8	SPT SA	18	35	47	82	1	1.2	**98.4**
LB-9	40	0	SW	S-9	SPT SA	41	50/6"		100	1	1.2	**120**
LB- 10	2.5	15	SM	R-1	RING S	4	6	7	13	0.65	1	**8.45**
LB- 10	5			R-2	RING S	6	10	14	24	0.65	1	**15.6**
LB- 10	10	25	SM	R-3	RING S	10	14	26	40	0.65	1	**26**
LB- 10	15			R-4	RING S	24	50/6"		100	0.65	1	**65**
LB- 10	20	0	SW	S-5	SPT SA	19	14	19	33	1	1.2	**39.6**
LB-11	2.5	0	SW	R-1	RING S	5	4	4	8	0.65	1	**5.2**
LB-11	5	20	SM	R-2	RING S	3	5	5	10	0.65	1	**6.5**
LB-11	10	65	ML	R-3	RING S	5	6	8	14	0.65	1	**9.1**
LB-11	15	0	GW-SW	R-4	RING S	12	20	22	42	0.65	1	**27.3**
LB-11	20	0	SW	S-5	SPT SA	12	19	25	44	1	1.2	**52.8**
LB-11	25	0	GW-SW	S-6	SPT SA	40	50/4"		100	1	1.2	**120**
LB-11	30	0	SW	S-7	SPT SA	50/6"			100	1	1.2	**120**
LB-12	2.5	25	SM	R-1	RING S	4	5	8	13	0.65	1	**8.45**
LB-12	5	25	SM	R-2	RING S	3	4	7	11	0.65	1	**7.15**
LB-12	10	14	SM	R-3	RING S	7	8	10	18	0.65	1	**11.7**
LB-12	15	20	SM	R-4	RING S	9	17	27	44	0.65	1	**28.6**
LB-12	20	50	ML	S-5	SPT SA	5	4	5	9	1	1.2	**10.8**
LB-12	25	50	ML	S-6	SPT SA	10	11	11	22	1	1.2	**26.4**
LB-12	30	50	ML	S-7	SPT SA	7	10	10	20	1	1.2	**24**
LB-12	35	80	ML	S-8	SPT SA	4	5	9	14	1	1.2	**16.8**
LB-12	40	90	ML	S-9	SPT SA	3	5	6	11	1	1.2	**13.2**
LB-12	45	33	SM	S-10	SPT SA	6	9	15	24	1	1.2	**28.8**
LB-12	50	0	SW	S-11	SPT SA	29	39	50	89	1	1.2	**106.8**
LB- 13	2.5	25	SM	R-1	RING S	3	5	6	11	0.65	1	**7.15**
LB- 13	5	0	SP	R-2	RING S	7	11	15	26	0.65	1	**16.9**
LB- 13	10	0		R-3	RING S	8	13	15	28	0.65	1	**18.2**
LB- 13	15	0	SW	R-4	RING S	20	21	29	50	0.65	1	**32.5**
LB- 13	20	30	SW to ML	S-5	SPT SA	5	6	7	13	1	1.2	**15.6**

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Liquefaction Susceptibility Analysis: SPT Method

Based on Youd and Idriss (2001), Martin and Lew (1999).

Project: Hassen Covina
Project No.: 11176.001
Dec 2015

Leighton

General Boring Information:

Boring No.	Existing GW Depth (ft)	Design GW Depth (ft)	Design Fill Height (ft)	Ground Surface Elev (ft)
LB- 1	100	100		-100
LB- 2	100	100		-100
LB- 3	100	100		-100
LB- 4	100	100		-100
LB-5	100	100		
LB- 6	100	100		
LB- 7	100	100		
LB- 8	100	100		
LB-9	100	100		
LB- 10	100	100		
LB-11	100	100		
LB-12	100	100		
LB- 13	100	100		

General Parameters:		
a_{max} =	0.76g	(PGA_M)
M_W =	6.6	
MSF eq:	1	(Idriss, 2001)
MSF =	1.39	
Hammer Efficiency =	82	%
C_E =	1.37	
C_B =	1	
$C_{S(SPT)}$ =	1.2	
$C_{S(ring)}$ =	1	
Rod Stickup (feet) =	3	
Ring sample correction =	0.65	

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Summary of Liquefaction Susceptibility Analysis: SPT Method

Liquefaction Method: Youd and Idriss (2001). Seismic Settlement Method: Tokimatsu and Seed (1987) and Martin and Lew (1999).

Project: Hassen Covina
Project No.: 11176.001

Leighton 0.762 (PGA_M)

Boring No.	Approx. Layer Depth (ft)	SPT Depth (ft)	Approx Layer Thick-ness (ft)	Plasticity ("n"=non susc. to liq.)	Estimated Fines Cont (%)	γ_t (pcf)	N_m or B (blows/ft)	Sampler Type (enter 2 if mod CA Ring)	Cs	N_m (corrected for Cs and ring->SPT) (blows/ft)	Exist σ_{vo}' (psf)	$(N_1)_{60}$	$(N_1)_{60CS}$	**$CRR_{7.5}$**	Design σ_{vo}' (psf)	$CSR_{7.5}$	CSR_M	**Liquefaction Factor of Safety**	$(N_1)_{60CS}$ (for Settle-ment) (blows/ft)	Dry Sand Strain (%) (Tok/ Seed 87) (%)	Sat Sand Strain (%) (Tok/ Seed 87) (%)	Seismic Sett. of Layer (in.)	**Cummulative Seismic Settlement** (in.)
LB- 1	0 to 4	2.5	4	overex	35	120	35		1.2	42.0	300	73.2	92.8	>Range	300	0.49	0.36	**NonLiq**	92.8	0.01		0.00	1.4
LB- 1	4 to 8	5	4	overex	70	120	35		1.2	42.0	600	73.2	92.8	>Range	600	0.49	0.35	**NonLiq**	92.8	0.02		0.01	1.4
LB- 1	8 to 13	10	5		70	120	18	2	1	11.7	1200	17.9	26.5	0.326	1200	0.48	0.35	**NonLiq**	26.5	0.43		0.26	1.4
LB- 1	13 to 18	15	5		30	120	17	2	1	11.1	1800	13.8	20.7	0.224	1800	0.48	0.34	**NonLiq**	20.7	0.38		0.23	1.1
LB- 1	18 to 22	20	5		5	120	10		1.2	12.0	2400	14.5	14.5	0.155	2400	0.47	0.34	**NonLiq**	14.5	1.67		0.90	0.9
LB- 2	0 to 4	2.5	4	overex	50	120	35		1.2	42.0	300	73.2	92.8	>Range	300	0.49	0.36	**NonLiq**	92.8	0.01		0.00	1.2
LB- 2	4 to 8	5	4	overex	75	120	35		1.2	42.0	600	73.2	92.8	>Range	600	0.49	0.35	**NonLiq**	92.8	0.02		0.01	1.2
LB- 2	8 to 13	10	5		54	120	18	2	1	11.7	1200	17.9	26.5	0.326	1200	0.48	0.35	**NonLiq**	26.5	0.43		0.26	1.2
LB- 2	13 to 18	15	5		20	120	20	2	1	13.0	1800	16.3	21.2	0.231	1800	0.48	0.34	**NonLiq**	21.2	0.37		0.22	0.9
LB- 2	18 to 23	20	5		26	120	9		1.2	10.8	2400	13.1	19.1	0.204	2400	0.47	0.34	**NonLiq**	19.1	0.97		0.58	0.7
LB- 2	23 to 28	25	5		0	120	68		1.2	81.6	3000	88.4	88.4	>Range	3000	0.47	0.34	**NonLiq**	88.4	0.03		0.02	0.1
LB- 2	28 to 32	30	5		50	120	18		1.2	21.6	3600	22.5	32.0	>Range	3600	0.46	0.33	**NonLiq**	32.0	0.15		0.08	0.1
LB- 3	0 to 4	2.5	4	overex	50	120	35		1.2	42.0	300	73.2	92.8	>Range	300	0.49	0.36	**NonLiq**	92.8	0.01		0.00	0.4
LB- 3	4 to 8	5	4	overex	50	120	35		1.2	42.0	600	73.2	92.8	>Range	600	0.49	0.35	**NonLiq**	92.8	0.02		0.01	0.4
LB- 3	8 to 13	10	5		0	120	23	2	1	15.0	1200	22.9	22.9	0.256	1200	0.48	0.35	**NonLiq**	22.9	0.49		0.29	0.4
LB- 3	13 to 18	15	5		10	120	45	2	1	29.3	1800	36.6	38.3	>Range	1800	0.48	0.34	**NonLiq**	38.3	0.10		0.06	0.1
LB- 3	18 to 22	20	5		0	120	65		1.2	78.0	2400	94.5	94.5	>Range	2400	0.47	0.34	**NonLiq**	94.5	0.02		0.01	0.0
LB- 4	0 to 4	2.5	4	overex	50	120	35		1.2	42.0	300	73.2	92.8	>Range	300	0.49	0.36	**NonLiq**	92.8	0.01		0.00	0.3
LB- 4	4 to 8	5	4	overex	50	120	35		1.2	42.0	600	73.2	92.8	>Range	600	0.49	0.35	**NonLiq**	92.8	0.02		0.01	0.3
LB- 4	8 to 13	10	5		50	120	16	2	1	10.4	1200	15.9	24.1	0.276	1200	0.48	0.35	**NonLiq**	24.1	0.46		0.28	0.3
LB- 4	13 to 18	15	5		75	120	75	2	1	48.8	1800	61.0	78.2	>Range	1800	0.48	0.34	**NonLiq**	78.2	0.02		0.01	0.0
LB- 4	18 to 22	20	5		0	120	100		1.2	120.0	2400	145.3	145.3	>Range	2400	0.47	0.34	**NonLiq**	145.3	0.02		0.01	0.0
LB-5	0 to 4	2.5	4	overex	50	120	35		1.2	42.0	300	73.2	92.8	>Range	300	0.49	0.36	**NonLiq**	92.8	0.01		0.00	1.0
LB-5	4 to 8	5	4	overex	50	120	35		1.2	42.0	600	73.2	92.8	>Range	600	0.49	0.35	**NonLiq**	92.8	0.02		0.01	1.0
LB-5	8 to 13	10	5		47	120	13	2	1	8.5	1200	12.9	20.5	0.222	1200	0.48	0.35	**NonLiq**	20.5	0.54		0.32	1.0
LB-5	13 to 18	15	5		16	120	15	2	1	9.8	1800	12.2	15.6	0.166	1800	0.48	0.34	**NonLiq**	15.6	0.87		0.52	0.7
LB-5	18 to 23	20	5		0	120	38		1.2	45.6	2400	55.2	55.2	>Range	2400	0.47	0.34	**NonLiq**	55.2	0.03		0.02	0.2
LB-5	23 to 28	25	5		0	120	78		1.2	93.6	3000	101.4	101.4	>Range	3000	0.47	0.34	**NonLiq**	101.4	0.03		0.02	0.1
LB-5	28 to 33	30	5		80	120	22		1.2	26.4	3600	27.5	38.0	>Range	3600	0.46	0.33	**NonLiq**	38.0	0.12		0.07	0.1
LB-5	33 to 38	35	5		0	120	100		1.2	120.0	4200	115.6	115.6	>Range	4200	0.44	0.32	**NonLiq**	115.6	0.02		0.01	0.1
LB-5	38 to 43	40	5		0	120	100		1.2	120.0	4800	108.2	108.2	>Range	4800	0.42	0.30	**NonLiq**	108.2	0.02		0.01	0.0
LB-5	43 to 48	45	5		0	120	52		1.2	62.4	5400	53.0	53.0	>Range	5400	0.40	0.29	**NonLiq**	53.0	0.03		0.02	0.0
LB-5	48 to 52	50	5		0	120	100		1.2	120.0	6000	96.7	96.7	>Range	6000	0.38	0.27	**NonLiq**	96.7	0.02		0.01	0.0
LB- 6	0 to 4	2.5	4	overex	30	120	35		1.2	42.0	300	73.2	89.2	>Range	300	0.49	0.36	**NonLiq**	89.2	0.01		0.00	0.1
LB- 6	4 to 8	5	4	overex	0	120	35		1.2	42.0	600	73.2	73.2	>Range	600	0.49	0.35	**NonLiq**	73.2	0.02		0.01	0.1
LB- 6	8 to 13	10	5		0	120	40	2	1	26.0	1200	39.8	39.8	>Range	1200	0.48	0.35	**NonLiq**	39.8	0.17		0.10	0.1
LB- 6	13 to 18	15	5		0	120	67	2	1	43.6	1800	54.5	54.5	>Range	1800	0.48	0.34	**NonLiq**	54.5	0.02		0.01	0.0
LB- 6	18 to 22	20	5		0	120	70		1.2	84.0	2400	101.7	101.7	>Range	2400	0.47	0.34	**NonLiq**	101.7	0.02		0.01	0.0
LB- 7	0 to 4	2.5	4	overex	50	120	35		1.2	42.0	300	73.2	92.8	>Range	300	0.49	0.36	**NonLiq**	92.8	0.01		0.00	0.2
LB- 7	4 to 8	5	4	overex	90	120	35		1.2	42.0	600	73.2	92.8	>Range	600	0.49	0.35	**NonLiq**	92.8	0.02		0.01	0.2
LB- 7	8 to 13	10	5		25	120	33	2	1	21.5	1200	32.9	40.9	>Range	1200	0.48	0.35	**NonLiq**	40.9	0.05		0.03	0.2
LB- 7	13 to 18	15	5		20	120	26	2	1	16.9	1800	21.1	26.4	0.324	1800	0.48	0.34	**NonLiq**	26.4	0.26		0.16	0.2
LB- 7	18 to 22	20	5		0	120	41		1.2	49.2	2400	59.6	59.6	>Range	2400	0.47	0.34	**NonLiq**	59.6	0.03		0.02	0.0
LB- 8	0 to 4	2.5	4	overex	80	120	35		1.2	42.0	300	73.2	92.8	>Range	300	0.49	0.36	**NonLiq**	92.8	0.01		0.00	0.3
LB- 8	4 to 8	5	4	overex	80	120	35		1.2	42.0	600	73.2	92.8	>Range	600	0.49	0.35	**NonLiq**	92.8	0.02		0.01	0.3
LB- 8	8 to 13	10	5		35	120	19	2	1	12.4	1200	18.9	27.7	0.360	1200	0.48	0.35	**NonLiq**	27.7	0.41		0.25	0.3
LB- 8	13 to 18	15	5		80	120	32	2	1	20.8	1800	26.0	36.2	>Range	1800	0.48	0.34	**NonLiq**	36.2	0.10		0.06	0.1
LB- 8	18 to 22	20	5		5	120	31		1.2	37.2	2400	45.0	45.0	>Range	2400	0.47	0.34	**NonLiq**	45.0	0.04		0.02	0.0
LB-9	0 to 4	2.5	4	overex	30	120	35		1.2	42.0	300	73.2	89.2	>Range	300	0.49	0.36	**NonLiq**	89.2	0.01		0.00	0.2
LB-9	4 to 8	5	4	overex	0	120	35		1.2	42.0	600	73.2	73.2	>Range	600	0.49	0.35	**NonLiq**	73.2	0.02		0.01	0.2

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Boring No.	Approx. Layer Depth (ft)	SPT Depth (ft)	Approx Layer Thick-ness (ft)	Plasticity ("n"=non susc. to liq.)	Estimated Fines Cont (%)	γ_t (pcf)	N or B (blows/ft)	Sampler Type (enter 2 for Ring)	Cs	N (corrected for ring->SPT) (blows/ft)	E σ_{vo}' (psf)	$(N_1)_{60}$	$(N_1)_{60CS}$	**$CRR_{7.5}$**	Design σ_{vo}' (psf)	$CSR_{7.5}$	CSR_M	**Liquefaction Factor of Safety**	$(N_1)_{60CS}$ (for Settle-ment) (blows/ft)	Dry Sand Strain (%) (Tok/ Seed 87) (%)	Sat Sand Strain (%) (Tok/ Seed 87) (%)	Seismic Sett. of Layer (in.)	**Cummulative Seismic Settlement** (in.)
LB-9	8 to 13	10	5		90	120	24	2	1	15.6	1200	23.9	33.7	>Range	1200	0.48	0.35	**NonLiq**	33.7	0.20		0.12	0.2
LB-9	13 to 18	15	5		0	120	86	2	1	55.9	1800	69.9	69.9	>Range	1800	0.48	0.34	**NonLiq**	69.9	0.02		0.01	0.1
LB-9	18 to 23	20	5		0	120	29		1.2	34.8	2400	42.1	42.1	>Range	2400	0.47	0.34	**NonLiq**	42.1	0.05		0.03	0.1
LB-9	23 to 28	25	5		0	120	84		1.2	100.8	3000	109.2	109.2	>Range	3000	0.47	0.34	**NonLiq**	109.2	0.02		0.01	0.1
LB-9	28 to 33	30	5		0	120	43		1.2	51.6	3600	53.7	53.7	>Range	3600	0.46	0.33	**NonLiq**	53.7	0.03		0.02	0.0
LB-9	33 to 38	35	5		0	120	82		1.2	98.4	4200	94.8	94.8	>Range	4200	0.44	0.32	**NonLiq**	94.8	0.02		0.01	0.0
LB-9	38 to 42	40	5		0	120	100		1.2	120.0	4800	108.2	108.2	>Range	4800	0.42	0.30	**NonLiq**	108.2	0.02		0.01	0.0
LB- 10	0 to 4	2.5	4	overex	15	120	35		1.2	42.0	300	73.2	79.2	>Range	300	0.49	0.36	**NonLiq**	79.2	0.01		0.00	0.1
LB- 10	4 to 8	5	4	overex		120	35		1.2	42.0	600	73.2	73.2	>Range	600	0.49	0.35	**NonLiq**	73.2	0.02		0.01	0.1
LB- 10	8 to 13	10	5		25	120	40	2	1	26.0	1200	39.8	48.7	>Range	1200	0.48	0.35	**NonLiq**	48.7	0.04		0.03	0.1
LB- 10	13 to 18	15	5			120	100	2	1	65.0	1800	81.3	81.3	>Range	1800	0.48	0.34	**NonLiq**	81.3	0.02		0.01	0.0
LB- 10	18 to 22	20	5		0	120	33		1.2	39.6	2400	48.0	48.0	>Range	2400	0.47	0.34	**NonLiq**	48.0	0.04		0.02	0.0
LB-11	0 to 4	2.5	4	overex	0	120	35		1.2	42.0	300	73.2	73.2	>Range	300	0.49	0.36	**NonLiq**	73.2	0.01		0.00	0.4
LB-11	4 to 8	5	4	overex	20	120	35		1.2	42.0	600	73.2	82.6	>Range	600	0.49	0.35	**NonLiq**	82.6	0.02		0.01	0.4
LB-11	8 to 13	10	5		65	120	14	2	1	9.1	1200	13.9	21.7	0.238	1200	0.48	0.35	**NonLiq**	21.7	0.51		0.31	0.4
LB-11	13 to 18	15	5		0	120	42	2	1	27.3	1800	34.2	34.2	>Range	1800	0.48	0.34	**NonLiq**	34.2	0.11		0.06	0.1
LB-11	18 to 23	20	5		0	120	44		1.2	52.8	2400	63.9	63.9	>Range	2400	0.47	0.34	**NonLiq**	63.9	0.03		0.02	0.0
LB-11	23 to 28	25	5		0	120	100		1.2	120.0	3000	130.0	130.0	>Range	3000	0.47	0.34	**NonLiq**	130.0	0.02		0.01	0.0
LB-11	28 to 32	30	5		0	120	100		1.2	120.0	3600	124.9	124.9	>Range	3600	0.46	0.33	**NonLiq**	124.9	0.02		0.01	0.0
LB-12	0 to 4	2.5	4	overex	25	120	35		1.2	42.0	300	73.2	85.9	>Range	300	0.49	0.36	**NonLiq**	85.9	0.01		0.00	1.8
LB-12	4 to 8	5	4	overex	25	120	35		1.2	42.0	600	73.2	85.9	>Range	600	0.49	0.35	**NonLiq**	85.9	0.02		0.01	1.8
LB-12	8 to 13	10	5		14	120	18	2	1	11.7	1200	17.9	20.9	0.227	1200	0.48	0.35	**NonLiq**	20.9	0.53		0.32	1.8
LB-12	13 to 18	15	5		20	120	44	2	1	28.6	1800	35.8	42.2	>Range	1800	0.48	0.34	**NonLiq**	42.2	0.03		0.02	1.5
LB-12	18 to 23	20	5		50	120	9		1.2	10.8	2400	13.1	20.7	0.224	2400	0.47	0.34	**NonLiq**	20.7	0.62		0.37	1.5
LB-12	23 to 28	25	5		50	120	22		1.2	26.4	3000	28.6	39.3	>Range	3000	0.47	0.34	**NonLiq**	39.3	0.24		0.14	1.1
LB-12	28 to 33	30	5		50	120	20		1.2	24.0	3600	25.0	35.0	>Range	3600	0.46	0.33	**NonLiq**	35.0	0.13		0.08	1.0
LB-12	33 to 38	35	5		80	120	14		1.2	16.8	4200	16.2	24.4	0.281	4200	0.44	0.32	**NonLiq**	24.4	0.39		0.23	0.9
LB-12	38 to 43	40	5		90	120	11		1.2	13.2	4800	11.9	19.3	0.207	4800	0.42	0.30	**NonLiq**	19.3	0.92		0.55	0.7
LB-12	43 to 48	45	5		33	120	24		1.2	28.8	5400	24.5	33.8	>Range	5400	0.40	0.29	**NonLiq**	33.8	0.17		0.10	0.1
LB-12	48 to 52	50	5		0	120	89		1.2	106.8	6000	86.1	86.1	>Range	6000	0.38	0.27	**NonLiq**	86.1	0.02		0.01	0.0
LB- 13	0 to 4	2.5	4	overex	25	120	35		1.2	42.0	300	73.2	85.9	>Range	300	0.49	0.36	**NonLiq**	85.9	0.01		0.00	0.5
LB- 13	4 to 8	5	4	overex	0	120	35		1.2	42.0	600	73.2	73.2	>Range	600	0.49	0.35	**NonLiq**	73.2	0.02		0.01	0.5
LB- 13	8 to 13	10	5		0	120	28	2	1	18.2	1200	27.9	27.9	0.366	1200	0.48	0.35	**NonLiq**	27.9	0.41		0.25	0.5
LB- 13	13 to 18	15	5		0	120	50	2	1	32.5	1800	40.7	40.7	>Range	1800	0.48	0.34	**NonLiq**	40.7	0.03		0.02	0.3
LB- 13	18 to 22	20	5		30	120	13		1.2	15.6	2400	18.9	26.5	0.325	2400	0.47	0.34	**NonLiq**	26.5	0.47		0.26	0.3

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SPT CAL

SPT HAMMER ENERGY MEASUREMENTS

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Project Title: 2R Drilling Rig 3
Project Description: Ontario, CA

Rig 3

Energy Transfer Ratio = 82.0% at 55.8 blows per minute

Testing was performed on March 12, 2015 in Ontario, California

Hammer Energy Measurements performed in accordance to ASTM D4633 using an approved and calibrated SPT Analyzer from Pile Dynamics, Inc.

Depth	ETR%	BPM
30	82.9	55.1
35	81.6	55.9
40	81.5	56.1
45	81.0	55.7
50	83.2	56.3
	82.0	55.8

Thank you very much. It was a pleasure to work with you and your drill crews.

Sincerely yours,

Brian Serl
Calibration Engineer
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PRESENTATION OF SPT ANALYZER TEST DATA

1. Introduction

This report presents the results of SPT Hammer Energy Measurements recorded with an SPT Analyzer from Pile Dynamics carried out on March 12, 2015 in Ontario, CA.

2. Field Equipment and Procedures

The drill used is referred to at 2R Drilling as Rig 3. CME 75. It has an attached CME Auto Hammer

The CME Auto Hammer uses a 140 lb. weight dropped 30” on to an anvil above the bore hole. AWJ drill rod connects the anvil to a split spoon type soil sampler inside an 8” o.d. hollow stem auger at the designated sample depth. After a seeding blow the sampler is driven 18”. The number of blows required to penetrate the last 12" is referred to as the “N value”, which is related to soil strength.

The first recording was taken at 30' below ground surface and then every 5' to final recording at 50'.

3. Instrumentation



An SPT Analyzer from Pile Dynamics was used to record and the process the data. The raw data was stored directly in the SPT Analyzer computer with subsequent analysis in the office with PDA-W and PDIPlot software. The measurements and analysis were conducted in general accordance with ASTM D4945 and ASTM D6066 test standards.

The SPT Analyzer is fully compliant with the minimum digital sampling frequency requirements of ASTM D4633-05 (50 kHz) and EN ISO 22476-3:2005 (100 kHz), as well as with the low pass filter, (cutoff frequency of 5000 Hz instead of 3000 Hz) requirements of ASTM D4633-05. All equipment and analysis also conform to ASTM D6066.

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A 2' instrumented section of AWJ rod, with two sets of accelerometers and strain transducers mounted on opposite sides of the drill rod, was placed below the anvil. It measured strain and acceleration of every hammer blow. The SPT Analyzer then calculates the amount of energy transferred to the rod by force and velocity measurements.

4. Observations

The drill rig motor is diesel fueled. The throttle control is electronically controlled. The 55.8 blows per minute average were very consistent for every blow. The drill and sample equipment looked to be well operated and maintained.

5. Results

Results from the SPT Hammer Energy Measurements are summarized below. It shows the Energy Transfer Ratio (ETR) at each sampling depth. ETR is the ratio of the measured maximum transferred energy to rated energy of the hammer which is the product of the weight of the hammer times the height of the fall. 140 lb x 30” = 4200 lb-in = 0.350 kip-ft.

Depth	ETR%	BPM
30	82.9	55.1
35	81.6	55.9
40	81.5	56.1
45	81.0	55.7
50	83.2	56.3
	82.0	55.8

If you have any questions please do not hesitate to call or email.

Thank you,

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APPENDIX E

GENERAL EARTHWORK AND GRADING SPECIFICATIONS

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LEIGHTON AND ASSOCIATES, INC.

GENERAL EARTHWORK AND GRADING SPECIFICATIONS FOR ROUGH GRADING

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1.0 General

1.1 Intent: These General Earthwork and Grading Specifications are for the grading and earthwork shown on the approved grading plan(s) and/or indicated in the geotechnical report(s). These Specifications are a part of the recommendations contained in the geotechnical report(s). In case of conflict, the specific recommendations in the geotechnical report shall supersede these more general Specifications. Observations of the earthwork by the project Geotechnical Consultant during the course of grading may result in new or revised recommendations that could supersede these specifications or the recommendations in the geotechnical report(s).

1.2 The Geotechnical Consultant of Record: Prior to commencement of work, the owner shall employ the Geotechnical Consultant of Record (Geotechnical Consultant). The Geotechnical Consultants shall be responsible for reviewing the approved geotechnical report(s) and accepting the adequacy of the preliminary geotechnical findings, conclusions, and recommendations prior to the commencement of the grading.

Prior to commencement of grading, the Geotechnical Consultant shall review the "work plan" prepared by the Earthwork Contractor (Contractor) and schedule sufficient personnel to perform the appropriate level of observation, mapping, and compaction testing.

During the grading and earthwork operations, the Geotechnical Consultant shall observe, map, and document the subsurface exposures to verify the geotechnical design assumptions. If the observed conditions are found to be significantly different than the interpreted assumptions during the design phase, the Geotechnical Consultant shall inform the owner, recommend appropriate changes in design to accommodate the observed conditions, and notify the review agency where required. Subsurface areas to be geotechnically observed, mapped, elevations recorded, and/or tested include natural ground after it has been cleared for receiving fill but before fill is placed, bottoms of all "remedial removal" areas, all key bottoms, and benches made on sloping ground to receive fill.

The Geotechnical Consultant shall observe the moisture-conditioning and processing of the subgrade and fill materials and perform relative compaction testing of fill to determine the attained level of compaction. The Geotechnical Consultant shall provide the test results to the owner and the Contractor on a routine and frequent basis.

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1.3 The Earthwork Contractor: The Earthwork Contractor (Contractor) shall be qualified, experienced, and knowledgeable in earthwork logistics, preparation and processing of ground to receive fill, moisture-conditioning and processing of fill, and compacting fill. The Contractor shall review and accept the plans, geotechnical report(s), and these Specifications prior to commencement of grading. The

Contractor shall be solely responsible for performing the grading in accordance with the plans and specifications.

The Contractor shall prepare and submit to the owner and the Geotechnical Consultant a work plan that indicates the sequence of earthwork grading, the number of "spreads" of work and the estimated quantities of daily earthwork contemplated for the site prior to commencement of grading. The Contractor shall inform the owner and the Geotechnical Consultant of changes in work schedules and updates to the work plan at least 24 hours in advance of such changes so that appropriate observations and tests can be planned and accomplished. The Contractor shall not assume that the Geotechnical Consultant is aware of all grading operations.

The Contractor shall have the sole responsibility to provide adequate equipment and methods to accomplish the earthwork in accordance with the applicable grading codes and agency ordinances, these Specifications, and the recommendations in the approved geotechnical report(s) and grading plan(s). If, in the opinion of the Geotechnical Consultant, unsatisfactory conditions, such as unsuitable soil, improper moisture condition, inadequate compaction, insufficient buttress key size, adverse weather, etc., are resulting in a quality of work less than required in these specifications, the Geotechnical Consultant shall reject the work and may recommend to the owner that construction be stopped until the conditions are rectified.

2.0 Preparation of Areas to be Filled

2.1 Clearing and Grubbing: Vegetation, such as brush, grass, roots, and other deleterious material shall be sufficiently removed and properly disposed of in a method acceptable to the owner, governing agencies, and the Geotechnical Consultant.

The Geotechnical Consultant shall evaluate the extent of these removals depending on specific site conditions. Earth fill material shall not contain more than 1 percent of organic materials (by volume). No fill lift shall contain more than 5 percent of organic matter. Nesting of the organic materials shall not be allowed.

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If potentially hazardous materials are encountered, the Contractor shall stop work in the affected area, and a hazardous material specialist shall be informed immediately for proper evaluation and handling of these materials prior to continuing to work in that area.

As presently defined by the State of California, most refined petroleum products (gasoline, diesel fuel, motor oil, grease, coolant, etc.) have chemical constituents that are considered to be hazardous waste. As such, the indiscriminate dumping or spillage of these fluids onto the ground may constitute a misdemeanor, punishable by fines and/or imprisonment, and shall not be allowed.

2.2 Processing: Existing ground that has been declared satisfactory for support of fill by the Geotechnical Consultant shall be scarified to a minimum depth of 6 inches. Existing ground that is not satisfactory shall be overexcavated as specified in the following section. Scarification shall continue until soils are broken down and free of large clay lumps or clods and the working surface is reasonably uniform, flat, and free of uneven features that would inhibit uniform compaction.

2.3 Overexcavation: In addition to removals and overexcavations recommended in the approved geotechnical report(s) and the grading plan, soft, loose, dry, saturated, spongy, organic-rich, highly fractured or otherwise unsuitable ground shall be overexcavated to competent ground as evaluated by the Geotechnical Consultant during grading.

2.4 Benching: Where fills are to be placed on ground with slopes steeper than 5:1 (horizontal to vertical units), the ground shall be stepped or benched. Please see the Standard Details for a graphic illustration. The lowest bench or key shall be a minimum of 15 feet wide and at least 2 feet deep, into competent material as evaluated by the Geotechnical Consultant. Other benches shall be excavated a minimum height of 4 feet into competent material or as otherwise recommended by the Geotechnical Consultant. Fill placed on ground sloping flatter than 5:1 shall also be benched or otherwise overexcavated to provide a flat subgrade for the fill.

2.5 Evaluation/Acceptance of Fill Areas: All areas to receive fill, including removal and processed areas, key bottoms, and benches, shall be observed, mapped, elevations recorded, and/or tested prior to being accepted by the Geotechnical Consultant as suitable to receive fill. The Contractor shall obtain a written acceptance from the Geotechnical Consultant prior to fill placement. A licensed surveyor shall provide the survey control for determining elevations of processed areas, keys, and benches.

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3.0 Fill Material

3.1 General: Material to be used as fill shall be essentially free of organic matter and other deleterious substances evaluated and accepted by the Geotechnical Consultant prior to placement. Soils of poor quality, such as those with unacceptable gradation, high expansion potential, or low strength shall be placed in areas acceptable to the Geotechnical Consultant or mixed with other soils to achieve satisfactory fill material.

3.2 Oversize: Oversize material defined as rock, or other irreducible material with a maximum dimension greater than 8 inches, shall not be buried or placed in fill unless location, materials, and placement methods are specifically accepted by the Geotechnical Consultant. Placement operations shall be such that nesting of oversized material does not occur and such that oversize material is completely surrounded by compacted or densified fill. Oversize material shall not be placed within 10 vertical feet of finish grade or within 2 feet of future utilities or underground construction.

3.3 Import: If importing of fill material is required for grading, proposed import material shall meet the requirements of Section 3.1. The potential import source shall be given to the Geotechnical Consultant at least 48 hours (2 working days) before importing begins so that its suitability can be determined and appropriate tests performed.

4.0 Fill Placement and Compaction

4.1 Fill Layers: Approved fill material shall be placed in areas prepared to receive fill (per Section 3.0) in near-horizontal layers not exceeding 8 inches in loose thickness. The Geotechnical Consultant may accept thicker layers if testing indicates the grading procedures can adequately compact the thicker layers. Each layer shall be spread evenly and mixed thoroughly to attain relative uniformity of material and moisture throughout.

4.2 Fill Moisture Conditioning: Fill soils shall be watered, dried back, blended, and/or mixed, as necessary to attain a relatively uniform moisture content at or slightly over optimum. Maximum density and optimum soil moisture content tests shall be performed in accordance with the American Society of Testing and Materials (ASTM Test Method D1557-91).

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4.3 Compaction of Fill: After each layer has been moisture-conditioned, mixed, and evenly spread, it shall be uniformly compacted to not less than 90 percent of maximum dry density (ASTM Test Method D1557-91). Compaction equipment shall be adequately sized and be either specifically designed for soil compaction or of proven reliability to efficiently achieve the specified level of compaction with uniformity.

4.4 Compaction of Fill Slopes: In addition to normal compaction procedures specified above, compaction of slopes shall be accomplished by backrolling of slopes with sheepsfoot rollers at increments of 3 to 4 feet in fill elevation, or by other methods producing satisfactory results acceptable to the Geotechnical Consultant. Upon completion of grading, relative compaction of the fill, out to the slope face, shall be at least 90 percent of maximum density per ASTM Test Method D1557-91.

4.5 Compaction Testing: Field tests for moisture content and relative compaction of the fill soils shall be performed by the Geotechnical Consultant. Location and frequency of tests shall be at the Consultant's discretion based on field conditions encountered. Compaction test locations will not necessarily be selected on a random basis. Test locations shall be selected to verify adequacy of compaction levels in areas that are judged to be prone to inadequate compaction (such as close to slope faces and at the fill/bedrock benches).

4.6 Frequency of Compaction Testing: Tests shall be taken at intervals not exceeding 2 feet in vertical rise and/or 1,000 cubic yards of compacted fill soils embankment. In addition, as a guideline, at least one test shall be taken on slope faces for each 5,000 square feet of slope face and/or each 10 feet of vertical height of slope. The Contractor shall assure that fill construction is such that the testing schedule can be accomplished by the Geotechnical Consultant. The Contractor shall stop or slow down the earthwork construction if these minimum standards are not met.

4.7 Compaction Test Locations: The Geotechnical Consultant shall document the approximate elevation and horizontal coordinates of each test location. The Contractor shall coordinate with the project surveyor to assure that sufficient grade stakes are established so that the Geotechnical Consultant can determine the test locations with sufficient accuracy. At a minimum, two grade stakes within a horizontal distance of 100 feet and vertically less than 5 feet apart from potential test locations shall be provided.

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5.0 Subdrain Installation

Subdrain systems shall be installed in accordance with the approved geotechnical report(s), the grading plan, and the Standard Details. The Geotechnical Consultant may recommend additional subdrains and/or changes in subdrain extent, location, grade, or material depending on conditions encountered during grading. All subdrains shall be surveyed by a land surveyor/civil engineer for line and grade after installation and prior to burial. Sufficient time should be allowed by the Contractor for these surveys.

6.0 Excavation

Excavations, as well as over-excavation for remedial purposes, shall be evaluated by the Geotechnical Consultant during grading. Remedial removal depths shown on geotechnical plans are estimates only. The actual extent of removal shall be determined by the Geotechnical Consultant based on the field evaluation of exposed conditions during grading. Where fill-over-cut slopes are to be graded, the cut portion of the slope shall be made, evaluated, and accepted by the Geotechnical Consultant prior to placement of materials for construction of the fill portion of the slope, unless otherwise recommended by the Geotechnical Consultant.

7.0 Trench Backfills

7.1 Safety: The Contractor shall follow all OHSA and Cal/OSHA requirements for safety of trench excavations.

7.2 Bedding and Backfill: All bedding and backfill of utility trenches shall be done in accordance with the applicable provisions of Standard Specifications of Public Works Construction. Bedding material shall have a Sand Equivalent greater than 30 (SE>30). The bedding shall be placed to 1 foot over the top of the conduit and densified by jetting. Backfill shall be placed and densified to a minimum of 90 percent of maximum from 1 foot above the top of the conduit to the surface.

The Geotechnical Consultant shall test the trench backfill for relative compaction. At least one test should be made for every 300 feet of trench and 2 feet of fill.

7.3 Lift Thickness: Lift thickness of trench backfill shall not exceed those allowed in the Standard Specifications of Public Works Construction unless the Contractor can demonstrate to the Geotechnical Consultant that the fill lift can be compacted to the minimum relative compaction by his alternative equipment and method.

7.4 Observation and Testing: The jetting of the bedding around the conduits shall be observed by the Geotechnical Consultant.

Appendix E

Hazards

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ASBESTOS/LEAD DEMOLITION SURVEY

Project Number/Name: 14-3667-FORMER CLIPPINGER CHEVROLET
Address: 137 San Bernardino Road
Covina , CA 91723
Year Built: 1965
Inspection Date(s): 07/18/2014

The purpose of this report is to present the findings of Evista Industries, Inc.'s (Evista's) recent Asbestos/Lead Limited Pre-Renovation Survey performed at the subject property. The survey was conducted to determine asbestos and/or lead content, if any, within those building materials that may be disturbed during future, limited renovations at the subject property's building(s). Materials that may possibly contain asbestos/lead, yet not discussed within this report, must be assumed to be Asbestos-Containing Materials (ACMs) or Lead-Based Paints (LBPs) until laboratory analysis proves otherwise. The following items provide the general parameters and scope of this survey report. Please feel free to contact us to discuss any portion of this report.

- Inspection and sampling by: Byers, Jim, CAC & LRC-I/A
- DOSH Certification # & CDPH Certification #: JB-CAC#06-4122 & JB-CDPH#14805
- Scope of inspection area(s): Main Building Service Bays, and Used Car Sales Office
- **This is a modified survey and results are limited to the specific areas and materials sampled. This report is not valid for use outside of the specific area(s) slated for renovation at this exact time or by individuals not associated with the currently proposed renovation work.**

FIELD SURVEY AND ANALYTICAL METHODOLOGY

Asbestos

Evista's State of California Division of Occupational Safety and Health (DOSH or Cal/OSHA) Certified Asbestos Consultant (CAC) and United States Environmental Protection Agency (US EPA) Certified Building Inspector (Byers, Jim) performed the survey sampling activities in compliance with 40 Code of Federal Regulations (CFR) Part 763.86. The following is a general description of those sampling activities: homogeneous materials were identified and a random sampling strategy appropriate for the subject property's building(s) was devised. Adequate quantities (about ½ square inch) were obtained from each of the suspect ACMs and placed inside a sterile, airtight bag and sealed. Each individual sample bag was then labeled with a unique identifying number for proper identification, and subsequently logged onto a sample log where the condition, location, quantity, and type of material being sampled were also noted. Each individual sample bag was then placed inside a larger sterile, airtight bag for submission to an appropriately accredited laboratory for analysis. All bulk samples were additionally identified on a Chain-of-Custody form to document possession of each sample from the time it was collected until the time it was received by the analyzing laboratory.

Lead

Evista's survey technician Byers, Jim is a State of California Department of Public Health (CDPH) licensed Lead-Related Construction Inspector/Assessor (LRC-I/A) per Title 17 of the California Code of Regulations (CCR). The procedures followed during the survey are based on the highest industry standards used for residential properties which can be found in the US EPA "Lead: Renovation, Repair and Painting Program" (EPA 40 CFR Part 745). Homogeneous surface coatings were identified and an appropriate sampling strategy for the subject property's building(s) was developed. Adequate quantities were obtained and placed inside a sterile, airtight bag and labeled with a unique identifying number. The condition, location, and type of material being sampled were again recorded. Each individual sample container was then placed inside a larger sterile, airtight bag for submission to an appropriately accredited laboratory for analysis. All bulk samples were identified on a Chain-of-Custody form to document possession of each sample from the time it was collected until the time it was received by the analyzing laboratory.

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Alternatively, instantaneous lead content readings were obtained utilizing a handheld X-ray fluorescence (XRF) device. Each suspect surface or component was initially observed to determine the appropriate number of required readings in accordance with both State and Federal regulations and guidelines. An equipment standardization check was performed prior to and at the completion of the day's XRF testing. The XRF analyzer provides simultaneous K- and L-shell lead (Pb) X-ray detection and analysis with automatic positive/negative decision and corrections for substrate bias and age of source to within a defined level of accuracy greater than or equal to 95 percent (%).XRF readings were also identified on a Chain-of-Custody form.

Note that both the US EPA and the CDPH define LBP as any paint or other surface coating containing an amount of lead equal to or exceeding 1.0 milligram per square centimeter (mg/cm^2) surface area of lead or 0.5 % lead by weight. DOSH or Cal/OSHA regulates all construction-related work where an individual may be exposed to lead, regardless of the lead concentration in paint or other surface coatings. Objective data showing that a specific paint or coating contains less than 0.06 % lead by weight (equivalent to 600 parts per million [ppm]) constitutes a "negative initial determination" whereby that paint/coating may be "installed" or otherwise handled in an intact state by non-protected/trained personnel. However, any other activities such as cutting, sanding, scraping, manual demolition, etcetera, require compliance with Title 8 CCR Section 1532.1 irrespective of lead content.

Analytical Methodology

All asbestos laboratory testing was conducted in compliance with US EPA Polarized Light Microscopy (PLM) Method EPA/600R-93/116 "Method for the Determination of Asbestos in Bulk Building Materials (July 1993)." All lead laboratory testing was conducted in compliance with US EPA Method SW 846 3050B/7000B flame atomic absorption spectrometry analysis. Samples were collected and analyzed at America Science Team Los Angeles, Inc. (AmeriSci Los Angeles), Micron Environmental Labs, Inc. (Micron), EMLab P&K, and/or EMSL Analytical, Inc. (EMSL). AmeriSci Los Angeles is an appropriately accredited laboratory for both asbestos (NVLAP #200346-0 and CA ELAP #2322) and lead (AIHA ELLAP #100530) analysis, located at 24416 South Main Street, Suite 308, in Carson, CA 90745. Micron is also an appropriately accredited laboratory for both asbestos (NVLAP #200294-0 and CA ELAP #2297) and lead (AIHA ELLAP #2297) analysis, located at 3565 Lexington Ave in El Monte, CA 91731. EMLab P&K is an appropriately accredited laboratory for asbestos analysis located at 17461 Derian Avenue, Suite 100, Irvine, CA 92614 (NVLAP #200757-0) and 1010 Central Avenue, Glendale, CA 91202 (NVLAP #200945-0). And EMSL is also an appropriately accredited laboratory for asbestos analysis (NVLAP #200855-0 and Cal ELAP #2713), located at 7916 Convoy Court in San Diego, CA 92111.

RESULTS OF ANALYSIS

Asbestos

Main Building

Sample(s) Location(s)	Material(s)	Asbestos Content[2]	Condition	Friable/Non-Friable[1]	Renovation Quantity
2nd Floor Kitchen and Bathroom	Yellow Sheet Flooring/Backing/Glue	None Detected	Good	Non-Friable	NA
2nd Floor Bullpen	Brown Cove Base/Glue	None Detected	Good	Non-Friable	NA
2nd Floor Break Room	12" Ceiling Tile/Brown Mastic	None Detected	Good	Non-Friable	NA
Northeast Office and Northwest Office	**9" Brown Floor Tile/Mastic**	**5% Chrysotile**	**Good**	**Non-Friable**	**5000 sf**
2nd Bullpen	Yellow Carpet Glue	None Detected	Good	Non-Friable	NA
1st Floor: Southwest Office, Insurance Claim, Break Room, 2nd Floor: Warehouse, Bullpen, Credit and Northwest Office	**Acoustic Ceiling**	**2% Chrysotile**	**Damaged**	**Friable**	**20000 sf**
1st Floor Conference Room	12" Ceiling Tile/Beige Glue	None Detected	Good	Non-Friable	NA
1st Floor: Room 8 and Room 12	**12" Brown Floor Tile**	**2% Chrysotile**	**Good**	**Non-Friable**	**2000 sf**
1st Floor: Room 8 and Room 12	Mastic (underneath 12" Brown Floor Tile)	None Detected	Good	Non-Friable	NA
1st Floor: East Wall and Southeast Wall, 2nd Floor: Warehouse, Northeast Office, and Bullpen	**Wallboard/Joint Compound**	**2% Chrysotile**	**Good**	**Non-Friable**	**30000 sf**
1st floor: Break Room and Storage Room	**12" Brown Floor Tile/Mastic**	**5% Chrysotile**	**Significantly Damaged[3]**	**Non-Friable**	**800 sf**
1st Floor: Northeast Office and Parts Room	**12" Blue Floor Tile/Mastic**	**3% Chrysotile**	**Good**	**Non-Friable**	**800 sf**

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Sample(s) Location(s)	Material(s)	Asbestos Content[2]	Condition	Friable/Non-Friable[1]	Renovation Quantity
1st Floor Break Room	12" White Floor Tile/Glue	None Detected	Good	Non-Friable	NA
1st Floor Office next to Janitor's Closet	**Carpet Glue/Black Mastic**	**2% Chrysotile**	**Good**	**Non-Friable**	**1000 sf**
1st Floor Tom's Office	**12" Beige Floor Tile**	**2% Chrysotile**	**Good**	**Non-Friable**	**300 sf**
1st Floor Tom's Office	Yellow Glue (underneath 12" Beige Floor Tile)	None Detected	Good	Non-Friable	NA
1st Floor Conference Room	12" Gray Floor Tile/Glue	None Detected	Good	Non-Friable	NA
1st Floor: West Wall and Southeast Wall	*Black Base Cove/Mastic/Glue*	*<1% Chrysotile*	*Good*	*Non-Friable*	*NA*
Exterior Sales Office	**Brown Floor Tile/Mastic**	**2% Chrysotile**	**Good**	**Non-Friable**	**400 sf**

Main Building Service Bays

Sample(s) Location(s)	Material(s)	Asbestos Content[2]	Condition	Friable/Non-Friable[1]	Renovation Quantity
Exterior	*Stucco*	*<1% Chrysotile*	*Good*	*Non-Friable*	*40000 sf*
Exterior	**Concrete Coating**	**2% Chrysotile**	**Damaged**	**Non-Friable**	**40000 sf**
Guard Booths	**Transite Panels**	**15% Chrysotile**	**Good**	**Non-Friable**	**1000 sf**
Bathroom	**Wallboard/Joint Compound**	**2% Chrysotile**	**Damaged**	**Non-Friable**	**500 sf**
Bathroom	*Plaster/Button Board*	*<1% Chrysotile*	*Damaged*	*Non-Friable*	*1000 sf*
Roof	**HVAC Mastic**	**3% Chrysotile**	**Good**	**Non-Friable**	**200 sf**
Roof	Rolled Roof	None Detected	Good	Non-Friable	NA
Roof	**Roof/Penetration Mastic**	**5% Chrysotile**	**Good**	**Non-Friable**	**500 sf**
Roof	**Gravel Roofing**	**3% Chrysotile**	**Good**	**Non-Friable**	**5000 sf**
Roof	**Roof/Penetration Mastic (on Gravel)**	**5% Chrysotile**	**Good**	**Non-Friable**	**500 sf**
Bathroom	Cove Base/Mastic	None Detected	Good	Non-Friable	NA

Used Car Sales Office

Sample(s) Location(s)	Material(s)	Asbestos Content[2]	Condition	Friable/Non-Friable[1]	Renovation Quantity
Room 8 and Room 9	**Carpet Mastic and Brown 12" Floor Tile/Glue (Multi-Layered**	**5% Chrysotile**	**Good**	**Non-Friable**	**1000 sf**
Room 1, Room 3, and Room 6	**Acoustic Ceiling**	**3% Chrysotile**	**Significantly Damaged[3]**	**Friable**	**1000 sf**
Room 4 and Room 8	*Wallboard/Joint Compound*	*<1% Chrysotile*	*Good*	*Non-Friable*	*2000 sf*
Room 5 and Room 8	*Black Cove Base/Glue/Mastic*	*<1% Chrysotile*	*Good*	*Non-Friable*	*500 lf*
Exterior	*Stucco*	*<1% Chrysotile*	*Good*	*Non-Friable*	*1000 sf*
Room 4 and Room 6	**Concrete Coating**	**2% Chrysotile**	**Good**	**Non-Friable**	**1000 sf**

[1] Determination made based on condition of material(s) at time of survey without consideration for whether or not material(s) would be rendered friable based on renovation/removal method.

[2] See Regulatory Requirements section below for definition/additional information.

[3]A Procedure 5 "clean-up" plan and associated notification to and approval from the SCAQMD is required.

*An Homogeneous Area (HA) is defined as an area of miscellaneous material, surfacing material, and/or thermal system insulation that is uniform in color, texture, construction/application date, and general appearance. An HA is considered NOT asbestos containing if, and only if, the results of ALL samples required to be collected from the HA are determined to contain less than a regulated amount of asbestos. An HA shall be determined to contain asbestos (ACM and/or ACCM [see below]) based on a finding that the results of at least one sample collected from that area shows that asbestos is present in a regulated amount. Laboratory results and Chain-of-Custody are attached to this report.
**Renovation quantity (not applicable [NA], square feet [sf], and/or linear feet [lf]) is approximated and may change after submittal of this report. Additional suspect materials not listed in this report may be discovered or encountered, and must be assumed to contain asbestos in a regulated amount until sample collection and subsequent analysis prove otherwise.
***Also, be advised that asbestos analysis of floor tile and other resinously bound materials using the US EPA PLM method may yield false negative results due to method limitations. The US EPA recommends using confirmatory methods of identification such as transmission electron microscopy (TEM).

Lead

Main Building & Service Bays

Reading No./Sample Location	Component/ Substrate	Color	Condition	XRF Lead Content (mg/cm^2)	Result[1]
Calibration	SRM 2573	--	--	1.0	--
Calibration	SRM 2575	--	--	0.3	--
265/Credit Office W Wall	Wall/Wallboard	Off-White	Intact	<0.1	LSP
266/Credit Office W Wall	Door Frame	Gray	Intact	<0.1	LSP
267/Main Office E Wall	Wall/Wallboard	White	Intact	<0.1	LSP
268/Main Office N Wall	Wall/CMU	White	Intact	<0.1	LSP
269/Main Office N Wall	Window Frame/Wood	Gray	Intact	<0.1	LSP
270/Main Office N Wall	*Sill/Wood*	*Gray*	*Intact*	*0.11*	*LCP*
271/NW Office E Wall	*Wall/Wallboard*	*Teal*	*Intact*	*0.27*	*LCP*
272/NW Office N Wall	Wall/Wallboard	Off-White	Intact	<0.1	LSP
273/Break Room W Wall	Wall/Wallboard	White	Intact	<0.1	LSP
274/Bream Room N Wall	Closet Trim/Cabinet	Blue	Intact	<0.1	LSP
275/Break Room W Wall	Door Frame	Gray	Intact	<0.1	LSP
276/Break Room S Wall	Kitchenette	White	Intact	<0.1	LSP
277/Warehouse N Wall	Wall/Wallboard	White	Intact	<0.1	LSP
278/Warehouse N Wall	Baseboard/Wood	White	Intact	<0.1	LSP
279/Main Office Ceiling	*Ceiling/Wallboard*	*White*	*Intact*	*0.25*	*LCP*
283/Conference Room N Wall	Wall/Wallboard	White	Intact	<0.1	LSP
286/Conference Room N Wall	Door Jamb/Wood	Gray	Intact	<0.1	LSP
287/Conference Room N Wall	Window Sill/Wood	Gray	Intact	<0.1	LSP
290/West Office N Wall	Wall/Wallboard	Gray	Intact	<0.1	LSP
291/West Hallway W Wall	Door Case/Wood	Gray	Intact	<0.1	LSP
292/West Hallway W Wall	*Door Jamb/Wood*	*Gray*	*Intact*	*0.18*	*LCP*
294/NW Office S Wall	Window Case/Wood	Brown	Intact	<0.1	LSP
296/NW Office W Wall	Door Case/Wood	Brown	Intact	<0.1	LSP
297/South Offices N Wall	Wall/Wood	Gray	Intact	<0.1	LSP
298/South Office N Wall	*Wall/Wallboard*	*Gray*	*Intact*	*0.11*	*LCP*
299/Office 10 N Wall	Chari Rail/Wood	Gray	Intact	<0.1	LSP
300/Office 12 S Wall	Wall/Wallboard	Yellow	Intact	<0.1	LSP
301/Women Bathroom E Wall	**Wall/Ceramic Tile**	**Blue**	**Intact**	**22.5**	**LBP**
302/Women Bathroom	**Floor/Ceramic Tile**	**Gray**	**Intact**	**2.0**	**LBP**
303/E Office	Door Trim	Green	Intact	<0.1	LSP
304/Janitor Closet S Wall	Wall/Wallboard	White	Intact	<0.1	LSP
305/NE Workroom E Wall	Wall/Wood Paneling	White	Intact	<0.1	LSP
306/NE Workroom E Wall	Door case/Baseboard	White	Intact	<0.1	LSP
307/NE Office E Wall	Wall/Wallboard	Brown	Intact	<0.1	LSP
308/NE Office S Wall	Wall/CMU	Yellow	Intact	<0.1	LSP
309/NE Office S Wall	Door Jamb/Wood	Yellow	Intact	<0.1	LSP
366/Service Bays	Wall/CMU	Dark Gray	Intact	<0.1	LSP
367/Service Bays	Piping/Metal	Dark Gray	Intact	<0.1	LSP

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368/Service Bays	Piping/Metal	Light Gray	Intact	<0.1	LSP
370/Service Bays	*Wall/CMU*	*Light Gray*	*Intact*	*0.13*	*LCP*
371/Service Bays	*Framing/Metal*	*Light Gray*	*Intact*	*0.21*	*LCP*
372/Service Bays	Wall Stud/Wood	White	Intact	<0.1	LSP
373/Service Bays	Wall Partition/Plastic	White	Intact	<0.1	LSP
374/Service Bays	**Door Frame/Metal**	**Gray**	**Intact**	**2.1**	**LBP**
375/Service Bays	*Door/Wood*	*Gray*	*Poor*	*0.6*	*LCP*
377/ Service Bay Bathroom	*Wall/Wallboard*	*Gray*	*Poor*	*0.10*	*LCP*
378/Service Bay Bathroom	*Wall/Plaster*	*Gray*	*Fair*	*0.27*	*LCP*
379/Service Bay Bathroom	Partition/Wood	White	Fair	<0.1	LSP
380/Service Bay Bathroom	Door Casing/Wood	Gray	Intact	<0.1	LSP
381/Service Bay Bathroom	Door Frame/Wood	Gray	Intact	<0.1	LSP
382/Service Bay Bathroom	Wall/Wood	Gray	Intact	<0.1	LSP
383/Service Bay Bathroom	*Molding/Wood*	*Gray*	*Intact*	*0.4*	*LCP*
387/Service Bay Bathroom	Wall/Ceramic	White	Intact	20.0	LBP
389/Service Bays	*Rafters/Wood*	*White*	*Intact*	*0.28*	*LCP*
390/Service Bays	*Door Frame/Wood*	*White*	*Intact*	*0.12*	*LCP*
391/Service Bays Exterior	*Wall/Stucco*	*Gray*	*Intact*	*0.28*	*LCP*
392/Service Bay Exterior	*Door/Wood*	*NA*	*Intact*	*0.30*	*LCP*
393/Exterior	Light Pole/Metal	White	Poor	<0.1	LSP
394/Exterior	Wall/Concrete	Gray	Intact	<0.1	LSP
396/Exterior	Wall/Concrete	White	Poor	<0.1	LSP
399/Exterior	*Door Frame/Wood*	*White*	*Fair*	*0.15*	*LCP*
400/Exterior	*Window Sill/Wood*	*White*	*Fair*	*0.19*	*LCP*
406/Exterior	**Roof Eave/Wood**	**Gray**	**Fair**	**2.3**	**LBP**
401/Exterior	**Curb/Concrete**	**Yellow**	**Intact**	**3.2**	**LBP**
403/Exterior	*Curb/Concrete*	*Green*	*Intact*	*0.8*	*LCP*
405/Exterior	Flashing/Metal	Gray	Intact	<0.1	LSP
407/Exterior	*Rain Gutter/Metal*	*Gray*	*Poor*	*0.11*	*LCP*

Used Car Office

Reading No./Sample Location	Component/ Substrate	Color	Condition	XRF Lead Content (mg/cm^2)	Result[1]
Calibration	SRM 2573	--	--	1.0	--
Calibration	SRM 2575	--	--	0.3	--
147/Office 8	Wall/Wallboard	White	Intact	<0.1	LSP
151/Office 8	*Ceiling/Acoustic*	*White*	*Poor*	*0.2*	*LCP*
152/Office 8	Wall/Concrete	White	Intact	<0.1	LSP
154/Office 6	*Window Trim*	*White*	*Intact*	*0.4*	*LCP*
155/Office 6	Closet Trim/Wood	White	Intact	<0.1	LSP
158/Exterior	Wall/Stucco	Blue	Intact	<0.1	LSP
159/Exterior	*Door Frame/Wood*	*Blue*	*Fair*	*0.8*	*LCP*
160/Exterior	*Window Frame/Wood*	*White*	*Intact*	*0.4*	*LCP*
161/Exterior	Door/Wood	Blue	Fair	<0.1	LSP
162/Office 5	Wall/Wood	White	Intact	<0.1	LSP
163/Office 5	*Door Jamb/Wood*	*White*	*Intact*	*0.5*	*LCP*

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169/Office 5	*Window Frame/Wood*	*White*	*Intact*	*0.4*	*LCP*
170/Office 3	*Door Frame/Wood*	*White*	*Intact*	*0.4*	*LCP*
172/Exterior	Wall/Stucco	Teal	Intact	<0.1	LSP
173/Office 4	*Wall/Concrete*	*White*	*Intact*	*0.7*	*LCP*
174/Office 4	Wall/Wallboard	White	Intact	<0.1	LSP
175/Exterior	Railing/Metal	Black	Fair	<0.1	LSP

[1] See Regulatory Requirements section below for definition/additional information

*See attached laboratory results or XRF spreadsheet.
**Additional painted/coated surfaces not listed in this report may be discovered or encountered, and must be assumed to contain lead in a regulated amount until sample collection and subsequent analysis prove otherwise.
***Evista recommends that an experienced and knowledgeable contractor perform work using CDPH-accredited lead workers where lead is found in concentrations $\geq$0.06% (600 ppm) or comparable 0.1 mg/cm^2 by XRF.

RECOMMENDATIONS/REGULATORY SUMMARY

In light of Evista's property survey and analytical results, the following recommendations should be adhered to in order to eliminate the potential exposure of individuals to airborne asbestos fibers and/or lead/lead-containing dust:

- Proceed normally with renovations if NO asbestos or lead was detected
- Regularly monitor ACMs/ACCMs or LBPs/LCPs that are currently in good condition and are not to be disturbed
- Properly repair or remove all damaged ACMs/ACCMs and/or LBPs/LCPs
- Properly remove all ACMs/ACCMs or LBPs/LCPs that may be disturbed
- Obtain regulatory approval as appropriate (e.g., planned renovation/demolition intent in writing to the appropriate NESHAP/US EPA enforcement authority)
- Adhere to the following regulatory requirements at a minimum

REGULATORY REQUIREMENTS

Asbestos

This survey was performed in compliance with all applicable requirements of the Asbestos Hazard Emergency Response Act (AHERA) 40 CFR 763, DOSH or Cal/OSHA Asbestos Construction Standard Title 8 CCR 1529, the local air pollution control district (e.g., South Coast Air Quality Management District (SCAQMD) Rule 1403), as well as the National Emissions Standards for Hazardous Air Pollutants (NESHAP) 40 CFR 61 Subpart M, as pertinent.

Current applicable Federal, State, and local statutes specify work practice requirements for demolition and/or renovation activities, and the associated disturbance of ACMs/ACCMs, as well as the storage and disposal of asbestos-containing waste material. Proper notification, removal techniques, clean-up procedures, and waste storage and disposal requirements are mandated in connection with renovation or demolition activities. A mandatory 10 day (for non-emergency asbestos removal) notification is required by the US EPA and most local air quality pollution districts prior to the planned removal of 100 square feet or more ACM (**greater than 1% asbestos**).

Current Federal Occupational Safety and Health Administration (OSHA), State (DOSH or Cal/OSHA), and additional local regulatory agencies mandate that ACM/ACCM (*manufactured material containing greater than 1/10 of 1% asbestos*), regardless of quantity, shall be handled during removal, repair, etcetera by asbestos trained and qualified individuals or contractors. Identified ACMs/ACCMs must also be removed by State licensed Asbestos Abatement Contractors prior to any demolition or construction activities if 100 square feet or more ACMs/ACCMs will be disturbed or impacted.

Where significantly disturbed ACM is identified, a Procedure 5 "clean-up" plan and associated notification is required to the local southern California NESHAP enforcement authority, or the SCAQMD. Geographic areas covered by the SCAQMD include Los Angeles, Orange, Riverside, and San Bernardino Counties. For such instances outside the jurisdiction of the SCAQMD, Evista recommends a "decontamination" protocol be prepared and followed.

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It is a Federal, State, and local agency requirement to maintain proof of compliance (asbestos handling records) and disposal of asbestos (waste chain of custody) by an owner. Asbestos responsibility and ownership are forever. An US EPA/State of California certified and approved Asbestos Abatement Contractor and Hazardous Waste Hauler must perform the asbestos abatement and decontamination, and transport to an approved landfill.

Lead

The CDPH currently defines LBP as paint or other surface coating with lead levels equal to or exceeding 1.0 mg/cm^2 or 0.5% by weight. However, DOSH or Cal/OSHA regulates paints or surfaces with lead levels equal to or exceeding 0.1 mg/cm^2 or 0.01 % by weight.

Lead-Based Paint (LBP)*:* paint or other surface coating that contains lead equal to or in excess of 1.0 mg/cm^2 lead per surface area (0.7 mg/cm^2 in Los Angeles County), 0.5% by weight, or 5,000 ppm. LBP removal and disposal must be performed in accordance with CDPH regulations in residential or public buildings and the US Department of Housing and Urban Development (HUD) and 2010 Toxic Substances Control Act (TSCA) Renovation, Repair and Painting Rule (RRP) in pre-1978 target housing and child-occupied facilities. DOSH or Cal/OSHA requirements must also be followed where employees may be occupationally exposed to lead.

Lead-Containing Paint (LCP): paint or other surface coating containing less than 1.0 mg/cm^2 lead per surface area (0.7 mg/cm^2 in Los Angeles County), 0.5% by weight, or 5,000 ppm. LCP removal and disposal must be performed in accordance with DOSH or Cal/OSHA regulations and can be handled by a regular contractor who has prepared a DOSH or Cal/OSHA lead compliance plan/program for the protection of its workers.

Lead-Safe Paint (LSP): painted material or surfaces containing lead levels below 90 ppm of lead which is equivalent to the lead amount in current cans of paint sold over the counter throughout the US (approved by the Consumer Product Safety Commission).

City of San Diego, CA Lead Requirements – Ch. Art. Div. 5 4 10 San Diego Municipal Code Chapter 5: Public Safety, Morals and Welfare (4-2008): (1) A visual inspection to verify the absence of visible dust or debris must be performed upon the completion of all activities which disturb or remove paint (A) Where the paint is presumed lead-based paint covering a surface area and/or (B) Where lead-based paint testing performed on the paint revealed lead levels greater than 1000 ppm or 0.5 mg/cm^2. A renovator shall record the results of the visual inspection on the form provided by the City of San Diego, shall maintain that form for a minimum of three years, and shall make all such forms available to the City of San Diego upon request. (2) A clearance inspection must be performed upon the completion of all activities which disturb or remove paint and after visual inspection (A) Where the paint is presumed lead-based paint covering a surface area and/or (B) Where lead-based paint testing performed on the paint revealed lead levels greater than 5000 ppm or 1.0 mg/cm^2. (3) The lead-safe work practice clearance inspection standards shall be performed only by a Certified Lead-Related Construction Inspector/Assessor or Project Monitor. (4) All clearance inspection procedures shall be in compliance with 40 Code of Federal Regulations part 745.227, as it may be amended from time to time, and shall meet title 17 of the California Code of Regulations clearance guidelines, as it may be amended from time to time. (Amended 4-8-2008 by O-19730 N.S; effective 5-8-2008).

LIMITATIONS

This survey was conducted in conformance with US EPA, CDPH, and/or OSHA Guidelines. Evista utilizes established best practices and techniques in accordance with regulatory standards while performing this service. Evista cannot be responsible for changing conditions that may alter relative exposure risk or for future changes in accepted methodology. Evista does not guarantee either expressed or implied that all asbestos/lead material(s) were sampled during this survey. Evista was retained only to perform the asbestos/lead survey on accessible material(s) within the scope of work. The findings shall only be applicable to the sample(s) taken at the exact sample(s) location(s) and at the time that the sample(s) were collected. In some cases, hidden or indistinguishable material(s) may not have been sampled. Material(s) that were not sampled shall be assumed to be ACM/LBP. Finally, Evista shall not be held responsible for the deficiencies or omissions of others in relation to the services contracted herein.

QUALIFICATIONS

Individuals comprising the organization of Evista Industries, Inc. are certified by DOSH or Cal/OSHA as Asbestos Consultants and Site Surveillance Technicians, as well as accredited by the CDPH for Lead-Related Construction inspection/testing. The pertinent certifications conform to the US and California requirements mandating that all certification training courses/refreshers remain current. Note that Asbestos Consultants must maintain current

accreditation as a Building Inspector, Contractor/Supervisor, Project Designer, and Management Planner. Site Surveillance Technicians must be current as a Building Inspector and Contractor/Supervisor. See below for more information.

Any individual performing services as an asbestos consultant or site surveillance technician as referenced and defined in section 1529(b) of Title 8 of the California Code of Regulations must apply for and obtain a certification pursuant to that article. This does not apply to individuals who perform preliminary site assessments or other such building inspection activities which may identify ACCMs but which are not for the primary purpose of finding ACCMs in buildings and evaluating the materials for the need of asbestos abatement. (Title 8 CCR 1529 Section 341.15)

"Asbestos consultant" means any person who contracts to provide professional health and safety services relating to asbestos-containing construction material as defined in this subsection, which comprises 100 square feet or more of surface area. The activities of an asbestos consultant include building inspection, abatement project design, contract administration, sample collection, preparation of asbestos management plans, clearance monitoring, and supervision of site surveillance technicians as defined within Section 7180, Business and Professions Code; and Sections 60.5, 6308, and 9021.5, Labor Code. Reference: Sections 7184 and 7185, Business and Professions Code; Sections 9021.5, 9021.6, and 9021.8, Labor Code; and Section 1529, Title 8, California Code of Regulations. A “Site surveillance technician” acts as an independent on-site representative of an Asbestos Consultant, monitoring the asbestos abatement activities of others, providing asbestos air monitoring services for area and personal samples, and/or performing building surveys and contract administration at the direction of an Asbestos Consultant.

“Certified lead inspector/assessor” means an individual who has received a certificate or an interim certificate from the Department as a “certified lead inspector/assessor”. Note: Authority cited: Sections 105250, 124160 and 131200, Health and Safety Code. Reference: Sections 105250, 124160 and 131051, Health and Safety Code.

“Certified lead sampling technician” means an individual who has received a certificate or an interim certificate from the Department as a “certified lead sampling technician”. Note: Authority cited: Sections 105250, 124160 and 131200, Health and Safety Code. Reference: Sections 105250, 124160 and 131051, Health and Safety Code.

Sincerely,





Michael Nave
Consulting Operations Manager
CAC No. 07-4253
LRC-I/A/PM No. 13158

Jeremy Gress, CIH
VP Consulting Operations
CAC No. 03-3354
LRC-I/A No. 17672

Attachments: Laboratory Results and Chain-of-Custody & Project Site Diagram (oriented to magnetic north)

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PLM Bulk Asbestos Report

Evista Environmental Health Systems
Attn: Joseph Wright
4030 Birch St.
Suite 105
Newport Beach, CA 92660

Date Received 07/17/14
Date Examined 07/17/14

AmeriSci Job # 914071725
P.O. #
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Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
01-01 01	914071725-01L1 **Location:** 2nd Flr Kitchen/Bath Floor Yellow Sheet Flooring & Backing/Glue	*No*	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Off-White, Homogeneous, Fibrous, Linoleum **Asbestos Types:** **Other Material:** Cellulose 10 %, Non-fibrous 90 %			
01-01 01	914071725-01L2 **Location:** 2nd Flr Kitchen/Bath Floor Yellow Sheet Flooring & Backing/Glue	*No*	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Glue **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
01-01 01	914071725-01L3 **Location:** 2nd Flr Kitchen/Bath Floor Yellow Sheet Flooring & Backing/Glue	*No*	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: White, Homogeneous, Non-Fibrous, Underlayment **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
01-02 01	914071725-02L1 **Location:** 2nd Flr Kitchen/Bath Floor Yellow Sheet Flooring & Backing/Glue	*No*	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Off-White, Homogeneous, Fibrous, Linoleum **Asbestos Types:** **Other Material:** Cellulose 10 %, Non-fibrous 90 %			
01-02 01	914071725-02L2 **Location:** 2nd Flr Kitchen/Bath Floor Yellow Sheet Flooring & Backing/Glue	*No*	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Glue **Asbestos Types:** **Other Material:** Non-fibrous 100 %			

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PLM Bulk Asbestos Report

14-3667; Clippinger Chev.; 137 San Bernardino Rd. Covina / Main Bldg 1st & 2nd Floor

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
01-02 01	914071725-02L3 **Location:** 2nd Flr Kitchen/Bath Floor Yellow Sheet Flooring & Backing/Glue	*No*	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Underlayment **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
02-03 02	914071725-03L1 **Location:** 2nd Flr Bullpen N. Wall Brown Covebase & Glue	*No*	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Brown, Homogeneous, Non-Fibrous, Cove Base **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
02-03 02	914071725-03L2 **Location:** 2nd Flr Bullpen N. Wall Brown Covebase & Glue	*No*	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Off-White, Homogeneous, Non-Fibrous, Glue **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
02-03 02	914071725-03L3 **Location:** 2nd Flr Bullpen N. Wall Brown Covebase & Glue	*No*	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Dark Brown, Homogeneous, Non-Fibrous, Mastic **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
02-04 02	914071725-04L1 **Location:** 2nd Flr Bullpen W. Wall Brown Covebase & Glue	*No*	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Brown, Homogeneous, Non-Fibrous, Cove Base **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
02-04 02	914071725-04L2 **Location:** 2nd Flr Bullpen W. Wall Brown Covebase & Glue	*No*	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Off-White, Homogeneous, Non-Fibrous, Glue **Asbestos Types:** **Other Material:** Non-fibrous 100 %			

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PLM Bulk Asbestos Report

14-3667; Clippinger Chev.; 137 San Bernardino Rd. Covina / Main Bldg 1st & 2nd Floor

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
02-04 02	914071725-04L3 **Location:** 2nd Flr Bullpen W. Wall Brown Covebase & Glue	*No*	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Dark Brown, Homogeneous, Non-Fibrous, Mastic **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
03-05 03	914071725-05 **Location:** 2nd Flr Break Room Ceiling Wall 12" Ceiling Tile Mastic Brown	*No*	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Dark Brown, Homogeneous, Non-Fibrous, Mastic **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
03-06 03	914071725-06 **Location:** 2nd Flr Break Room Ceiling Wall 12" Ceiling Tile Mastic Brown	*No*	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Dark Brown, Homogeneous, Non-Fibrous, Mastic **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
04-07 04	914071725-07L1 **Location:** 2nd Flr NE Office Floor 9" Brown FT & Mastic	*Yes*	3 % (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Tan, Homogeneous, Non-Fibrous, Floor Tile **Asbestos Types:** Chrysotile 3.0 % **Other Material:** Non-fibrous 97 %			
04-07 04	914071725-07L2 **Location:** 2nd Flr NE Office Floor 9" Brown FT & Mastic	*Yes*	5 % (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Black, Homogeneous, Non-Fibrous, Mastic **Asbestos Types:** Chrysotile 5.0 % **Other Material:** Non-fibrous 95 %			
04-08 04	914071725-08L1 **Location:** 2nd Flr NW Office Floor 9" Brown FT & Mastic		NA/PS
Analyst Description: Floor Tile **Asbestos Types:** **Other Material:**			

See Reporting notes on last page

PLM Bulk Asbestos Report

14-3667; Clippinger Chev.; 137 San Bernardino Rd. Covina / Main Bldg 1st & 2nd Floor

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
04-08 04	914071725-08L2 **Location:** 2nd Flr NW Office Floor 9" Brown FT & Mastic		NA/PS
Analyst Description: Mastic **Asbestos Types:** **Other Material:**			
05-09 05	914071725-09 **Location:** 2nd Flr Bullpen Floor Carpet Glue Yellow	***No***	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Glue **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
05-10 05	914071725-10 **Location:** 2nd Flr Bullpen Floor Carpet Glue Yellow	***No***	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Glue **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
06-11 06	914071725-11 **Location:** 1st Floor SW Office Ceiling Acoustic	***Yes***	2 % (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: White, Homogeneous, Non-Fibrous, Acoustic Ceiling **Asbestos Types:** Chrysotile 2.0 % **Other Material:** Non-fibrous 98 %			
06-12 06	914071725-12 **Location:** 1st Floor Insurance Cl. Ceiling Acoustic		NA/PS
Analyst Description: Acoustic Ceiling **Asbestos Types:** **Other Material:**			
06-13 06	914071725-13 **Location:** 1st Floor Break Room Ceiling Acoustic		NA/PS
Analyst Description: Acoustic Ceiling **Asbestos Types:** **Other Material:**			

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PLM Bulk Asbestos Report

14-3667; Clippinger Chev.; 137 San Bernardino Rd. Covina / Main Bldg 1st & 2nd Floor

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
06-14 06	914071725-14 **Location:** 2nd Flr Warehouse Ceiling Acoustic		NA/PS
Analyst Description: Acoustic Ceiling **Asbestos Types:** **Other Material:**			
06-15 06	914071725-15 **Location:** 2nd Flr Bullpen Ceiling Acoustic		NA/PS
Analyst Description: Acoustic Ceiling **Asbestos Types:** **Other Material:**			
06-16 06	914071725-16 **Location:** 2nd Flr Credit Ceiling Acoustic		NA/PS
Analyst Description: Acoustic Ceiling **Asbestos Types:** **Other Material:**			
06-17 06	914071725-17 **Location:** 2nd Flr NW Office Ceiling Acoustic		NA/PS
Analyst Description: Acoustic Ceiling **Asbestos Types:** **Other Material:**			
07-18 07	914071725-18 **Location:** 1st Flr Conference 12" Ceiling Tile Glue Beige	***No***	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Tan, Homogeneous, Non-Fibrous, Glue **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
07-19 07	914071725-19 **Location:** 1st Flr Conference 12" Ceiling Tile Glue Beige	***No***	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Tan, Homogeneous, Non-Fibrous, Glue **Asbestos Types:** **Other Material:** Non-fibrous 100 %			

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PLM Bulk Asbestos Report

14-3667; Clippinger Chev.; 137 San Bernardino Rd. Covina / Main Bldg 1st & 2nd Floor

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
08-20 08	914071725-20L1 **Location:** 1st Flr #8 Floor 12"x12" Brown FT & Mastic	***Yes***	2 % (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Tan/Grey, Homogeneous, Non-Fibrous, Floor Tile **Asbestos Types:** Chrysotile 2.0 % **Other Material:** Non-fibrous 98 %			
08-20 08	914071725-20L2 **Location:** 1st Flr #8 Floor 12"x12" Brown FT & Mastic	***No***	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Mastic **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
08-20 08	914071725-20L3 **Location:** 1st Flr #8 Floor 12"x12" Brown FT & Mastic	***No***	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Black, Homogeneous, Non-Fibrous, Mastic **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
08-21 08	914071725-21L1 **Location:** 1st Flr #12 Floor 12"x12" Brown FT & Mastic		NA/PS
Analyst Description: Floor Tile **Asbestos Types:** **Other Material:**			
08-21 08	914071725-21L2 **Location:** 1st Flr #12 Floor 12"x12" Brown FT & Mastic	***No***	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Mastic **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
08-21 08	914071725-21L3 **Location:** 1st Flr #12 Floor 12"x12" Brown FT & Mastic	***No***	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Black, Homogeneous, Non-Fibrous, Mastic **Asbestos Types:** **Other Material:** Non-fibrous 100 %			

See Reporting notes on last page

PLM Bulk Asbestos Report

14-3667; Clippinger Chev.; 137 San Bernardino Rd. Covina / Main Bldg 1st & 2nd Floor

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
09-22 09	914071725-22.1 **Location:** 1st Floor E. Wall DW/JC	***No***	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: White/Brown, Homogeneous, Fibrous, Drywall **Asbestos Types:** **Other Material:** Cellulose 7 %, Fibrous glass Trace, Non-fibrous 93 %			
09-22 09	914071725-22.2 **Location:** 1st Floor E. Wall DW/JC	***No***	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: White, Homogeneous, Non-Fibrous, Joint Compound **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
09-23 09	914071725-23.1 **Location:** 1st Floor SE Hall E. Wall DW/JC	***No***	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: White/Brown, Homogeneous, Fibrous, Drywall **Asbestos Types:** **Other Material:** Cellulose 2 %, Fibrous glass Trace, Non-fibrous 98 %			
09-23 09	914071725-23.2 **Location:** 1st Floor SE Hall E. Wall DW/JC	***Yes***	2 % (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: White, Homogeneous, Non-Fibrous, Joint Compound **Asbestos Types:** Chrysotile 2.0 % **Other Material:** Non-fibrous 98 %			
09-24 09	914071725-24.1 **Location:** 2nd Floor Warehouse N. Wall DW/JC	***No***	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: White/Brown, Homogeneous, Fibrous, Drywall **Asbestos Types:** **Other Material:** Cellulose 7 %, Non-fibrous 93 %			
09-24 09	914071725-24.2 **Location:** 2nd Floor Warehouse N. Wall DW/JC	***No***	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: White, Homogeneous, Non-Fibrous, Joint Compound **Asbestos Types:** **Other Material:** Non-fibrous 100 %			

See Reporting notes on last page

PLM Bulk Asbestos Report

14-3667; Clippinger Chev.; 137 San Bernardino Rd. Covina / Main Bldg 1st & 2nd Floor

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
09-25 09	914071725-25.1 **Location:** 2nd Floor NE Office E. Wall DW/JC	***No***	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: White/Brown, Homogeneous, Fibrous, Drywall **Asbestos Types:** **Other Material:** Cellulose 2 %, Fibrous glass Trace, Non-fibrous 98 %			
09-25 09	914071725-25.2 **Location:** 2nd Floor NE Office E. Wall DW/JC	***Yes***	2 % (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: White, Homogeneous, Non-Fibrous, Joint Compound **Asbestos Types:** Chrysotile 2.0 % **Other Material:** Non-fibrous 98 %			
09-26 09	914071725-26.1 **Location:** 2nd Floor Bullpen E. Wall DW/JC	***No***	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: White/Brown, Homogeneous, Fibrous, Drywall **Asbestos Types:** **Other Material:** Cellulose 5 %, Fibrous glass Trace, Non-fibrous 95 %			
09-26 09	914071725-26.2 **Location:** 2nd Floor Bullpen E. Wall DW/JC	***Yes***	2 % (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: White, Homogeneous, Non-Fibrous, Joint Compound **Asbestos Types:** Chrysotile 2.0 % **Other Material:** Non-fibrous 98 %			
10-27 10	914071725-27L1 **Location:** 1st Floor Break Rm Floor 12" Brown FT & Mastic	***Yes***	2 % (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Brown, Homogeneous, Non-Fibrous, Floor Tile **Asbestos Types:** Chrysotile 2.0 % **Other Material:** Non-fibrous 98 %			
10-27 10	914071725-27L2 **Location:** 1st Floor Break Rm Floor 12" Brown FT & Mastic	***Yes***	5 % (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Black, Homogeneous, Non-Fibrous, Mastic **Asbestos Types:** Chrysotile 5.0 % **Other Material:** Non-fibrous 95 %			

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PLM Bulk Asbestos Report

14-3667; Clippinger Chev.; 137 San Bernardino Rd. Covina / Main Bldg 1st & 2nd Floor

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
10-28 10	914071725-28L1 **Location:** 1st Floor Storage Floor 12" Brown FT & Mastic		NA/PS
	Analyst Description: Floor Tile **Asbestos Types:** **Other Material:**		
10-28 10	914071725-28L2 **Location:** 1st Floor Storage Floor 12" Brown FT & Mastic		NA/PS
	Analyst Description: Mastic **Asbestos Types:** **Other Material:**		
11-29 11	914071725-29L1 **Location:** 1st Floor NE Office Floor 12" Blue FT & Mastic	***No***	NAD (by CVES) by Arturo A. Aldana on 07/17/14
	Analyst Description: Grey, Homogeneous, Non-Fibrous, Floor Tile **Asbestos Types:** **Other Material:** Non-fibrous 100 %		
11-29 11	914071725-29L2 **Location:** 1st Floor NE Office Floor 12" Blue FT & Mastic	***Yes***	3 % (by CVES) by Arturo A. Aldana on 07/17/14
	Analyst Description: Black, Homogeneous, Non-Fibrous, Mastic **Asbestos Types:** Chrysotile 3.0 % **Other Material:** Non-fibrous 97 %		
11-30 11	914071725-30L1 **Location:** 1st Floor Parts Floor 12" Blue FT & Mastic	***No***	NAD (by CVES) by Arturo A. Aldana on 07/17/14
	Analyst Description: Grey, Homogeneous, Non-Fibrous, Floor Tile **Asbestos Types:** **Other Material:** Non-fibrous 100 %		
11-30 11	914071725-30L2 **Location:** 1st Floor Parts Floor 12" Blue FT & Mastic		NA/PS
	Analyst Description: Mastic **Asbestos Types:** **Other Material:**		

See Reporting notes on last page

PLM Bulk Asbestos Report

14-3667; Clippinger Chev.; 137 San Bernardino Rd. Covina / Main Bldg 1st & 2nd Floor

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
12-31 12	914071725-31L1 **Location:** 1st Floor Break Room Floor 12" White FT & Glue	*No*	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Off-White, Homogeneous, Non-Fibrous, Floor Tile **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
12-31 12	914071725-31L2 **Location:** 1st Floor Break Room Floor 12" White FT & Glue	*No*	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Glue **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
12-32 12	914071725-32L1 **Location:** 1st Floor Break Room Floor 12" White FT & Glue	*No*	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Off-White, Homogeneous, Non-Fibrous, Floor Tile **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
12-32 12	914071725-32L2 **Location:** 1st Floor Break Room Floor 12" White FT & Glue	*No*	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Glue **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
13-33 13	914071725-33 **Location:** 1st Floor Office Next to Jan. Closet Floor Carpet Glue & Black Mastic	*Yes*	2 % [1] (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Yellow/Black, Heterogeneous, Non-Fibrous, Mastics **Asbestos Types:** Chrysotile 2.0 % **Other Material:** Non-fibrous 98 %			
13-34 13	914071725-34 **Location:** 1st Floor Office Next to Jan. Closet Floor Carpet Glue & Black Mastic		NA/PS [1]
Analyst Description: Mastics **Asbestos Types:** **Other Material:**			

See Reporting notes on last page

PLM Bulk Asbestos Report

14-3667; Clippinger Chev.; 137 San Bernardino Rd. Covina / Main Bldg 1st & 2nd Floor

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
14-35 14	914071725-35L1 **Location:** 1st Floor Tomes Office Floor 12" Beige FT & Glue	***Yes***	2 % (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Beige, Homogeneous, Non-Fibrous, Floor Tile **Asbestos Types:** Chrysotile 2.0 % **Other Material:** Non-fibrous 98 %			
14-35 14	914071725-35L2 **Location:** 1st Floor Tomes Office Floor 12" Beige FT & Glue	***No***	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Glue **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
14-36 14	914071725-36L1 **Location:** 1st Floor Tomes Office Floor 12" Beige FT & Glue		NA/PS
Analyst Description: Floor Tile **Asbestos Types:** **Other Material:**			
14-36 14	914071725-36L2 **Location:** 1st Floor Tomes Office Floor 12" Beige FT & Glue	***No***	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Glue **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
15-37 15	914071725-37L1 **Location:** 1st Floor Conf Rm Floor 12" Gray FT & Glue	***No***	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Grey, Homogeneous, Non-Fibrous, Floor Tile **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
15-37 15	914071725-37L2 **Location:** 1st Floor Conf Rm Floor 12" Gray FT & Glue	***No***	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Glue **Asbestos Types:** **Other Material:** Non-fibrous 100 %			

See Reporting notes on last page

PLM Bulk Asbestos Report

14-3667; Clippinger Chev.; 137 San Bernardino Rd. Covina / Main Bldg 1st & 2nd Floor

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
15-38	914071725-38L1	*No*	NAD
15	**Location:** 1st Floor Conf Rm Floor 12" Gray FT & Glue		(by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Grey, Homogeneous, Non-Fibrous, Floor Tile **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
15-38	914071725-38L2	*No*	NAD
15	**Location:** 1st Floor Conf Rm Floor 12" Gray FT & Glue		(by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Glue **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
16-39	914071725-39L1	*No*	NAD
16	**Location:** 1st Floor W. Hall N. Wall Black Covebase & Mastic/Glue		(by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Black, Homogeneous, Non-Fibrous, Cove Base **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
16-39	914071725-39L2	*No*	NAD
16	**Location:** 1st Floor W. Hall N. Wall Black Covebase & Mastic/Glue		(by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Mastic **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
16-39	914071725-39L3	*Yes*	Trace (<1 %)
16	**Location:** 1st Floor W. Hall N. Wall Black Covebase & Mastic/Glue		(by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Dark Brown, Homogeneous, Non-Fibrous, Mastic **Asbestos Types:** Tremolite <1. % **Other Material:** Non-fibrous 100 %			
16-40	914071725-40L1	*No*	NAD
16	**Location:** 1st Floor SE Hall E. Wall Black Covebase & Mastic/Glue		(by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Black, Homogeneous, Non-Fibrous, Cove Base **Asbestos Types:** **Other Material:** Non-fibrous 100 %			

See Reporting notes on last page

PLM Bulk Asbestos Report

14-3667; Clippinger Chev.; 137 San Bernardino Rd. Covina / Main Bldg 1st & 2nd Floor

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
16-40 16	914071725-40L2 **Location:** 1st Floor SE Hall E. Wall Black Covebase & Mastic/Glue	*No*	NAD (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Mastic **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
16-40 16	914071725-40L3 **Location:** 1st Floor SE Hall E. Wall Black Covebase & Mastic/Glue	*Yes*	Trace (<1 %) (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Dark Brown, Homogeneous, Non-Fibrous, Mastic **Asbestos Types:** Tremolite <1. % **Other Material:** Non-fibrous 100 %			
17-41 17	914071725-41L1 **Location:** Ext. Sales Off Floor Brown FT & Mastic	*Yes*	2 % (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Brown, Homogeneous, Non-Fibrous, Floor Tile **Asbestos Types:** Chrysotile 2.0 % **Other Material:** Non-fibrous 98 %			
17-41 17	914071725-41L2 **Location:** Ext. Sales Off Floor Brown FT & Mastic	*Yes*	2 % (by CVES) by Arturo A. Aldana on 07/17/14
Analyst Description: Black, Homogeneous, Non-Fibrous, Mastic **Asbestos Types:** Chrysotile 2.0 % **Other Material:** Non-fibrous 98 %			
17-42 17	914071725-42L1 **Location:** Ext. Sales Off Floor Brown FT & Mastic		NA/PS
Analyst Description: Floor Tile **Asbestos Types:** **Other Material:**			
17-42 17	914071725-42L2 **Location:** Ext. Sales Off Floor Brown FT & Mastic		NA/PS
Analyst Description: Mastic **Asbestos Types:** **Other Material:**			

See Reporting notes on last page

PLM Bulk Asbestos Report

14-3667; Clippinger Chev.; 137 San Bernardino Rd. Covina / Main Bldg 1st & 2nd Floor

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Reporting Notes:

(1) Physically inseparable layers in sample - sample composited for analysis

Analyzed By: Arturo A. Aldana ____Arturo A. Aldana____ Date Analyzed: 7/17/2014 ____7/17/14____

*NAD = no asbestos detected; Detection Limit <1%; Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; NA = not analyzed; NA/PS = not analyzed / positive stop; NVA = No Visible Asbestos; PLM (polarized light microscopy) Bulk Asbestos Analysis by EPA 600/M4-82-020 per 40 CFR 763 (NVLAP Lab #200346-0, CA ELAP lab #2322); Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full with the approval of the laboratory. This PLM report relates ONLY to the items tested.

Reviewed By: ____

evista
environmental health systems

LABORATORY CHAIN-OF-CUSTODY

SITE ADDRESS
STREET 137 SAN BERNARDINO RD
CITY COVINA ZIP
PM/TECHNICIAN: BYERS

MAIN BLDG. - 2nd. FLOOR + 1ST

9140 1725

*Rot./Cal. Info: JBT50X

PROJECT #	PROJECT NAME	SAMPLING DATE	TURNAROUND TIME (circle below)
14-3667	CLIPPINGER CHEV.	07-16-14	3HR<1130am 3HR<430pm SATURDAY. 24HR

CALIBRATION SRM 2573/2575

SAMPLE ID	SAMPLE LOCATION	DESCRIPTION	COMPOSITE	TIME START	TIME STOP	FLOW* START	FLOW* STOP	TIME TOTAL	QUANTITY VOL/AREA	CLASS MM, SM, TSI	FRIABILITY (Y/N)	ANALYSIS TYPE (INCLUDE POS/NEG FOR XRF)
01 01	2nd FL. KITCHEN/BATH - FLOOR	YELLOW STEEL FLOORING +	BACKING	GLUE	- GOOD				100	MM	N	PCM
02												
02 03	2nd FL. - BULLPEN - N. WALL	BROWN COVE BASE	+ GLUE	- GOOD					1,000 LF			
04	- BULLPEN - W. WALL											
03 05	BREAK ROOM - CEILING / WALL	12" CEILING TILE	MASTIC	- BROWN	- GOOD				350			
06												
04 07	NE OFFICE - FLOOR	9" BROWN FT	+ MASTIC	- GOOD					5,000			
08	NW OFFICE -			-								
05 09	BULLPEN - FLOOR	CARPET GLUE	- YELLOW	-					3,500			
10	-		-	-								
06 11	1ST FLOOR - SW. OFFICE CEILING		ACOUSTIC	DAMAGED					20,000	SM	Y	
12	- INSURANCE CO. -											
13	- BREAK ROOM											
14	2nd FL. - WAREHOUSE											
15	- BULLPEN											

DATE	TIME	RELINQUISHED BY	RECEIVED BY
07/17/14	625 am		RECEIVED JUL 17 2014 0600 M. DAVID

IMPORTANT LABORATORY NOTES

STOP POSITIVE FOR ALL PLM SAMPLE H.A.'s EXCEPT WALL SYSTEMS

EMAIL RESULTS TO: LABRESULTS@EVISTA-EHS.COM.

ADDITIONAL EMAIL TO:

ADDITIONAL EMAIL TO:

evista environmental health systems

LABORATORY CHAIN-OF-CUSTODY

MAIN BLDG - 1st + 2nd floor

SITE ADDRESS
STREET 137 SAN BERNARDINO ROAD
CITY COVINA ZIP
PM/TECHNICIAN: BYERS

9140 1725

*Rot./Cal. Info: JBT 50X

PROJECT # 14-3667 | PROJECT NAME CLIPPINGER CHEV. | SAMPLING DATE 07-16-14

TURNAROUND TIME (circle below): 3HR<1130am | 3HR<430pm | SATURDAY. | 24HR

CALIBRATION SRM 2573/2575

SAMPLE ID	SAMPLE LOCATION	DESCRIPTION	COMPOSITE	TIME START	TIME STOP	FLOW* START	FLOW* STOP	TIME TOTAL	QUANTITY VOL/AREA	CLASS MM, SM, TSI	FRIABILITY (Y/N)	ANALYSIS TYPE (INCLUDE POS/NEG FOR XRF)
06 16	2nd FL. - CREDIT - CEILING	ACOUSTIC			DAMAGED					SM	Y	PLM
17	- NW OFFICE								500	MM	N	
07 18	1st FL. - CONFERENCE -	12" CEILING TILE GWE - BEIGE			- GOOD							
19									2,000			
08 20	#8 - FLOOR	12"x12" BROWN FT + MASTIC			- GOOD							
21	#2 -								30,000			
09 22	1st Floor - E. WALL -	E. WALL DW/JC			- GOOD							
23	1st FLOOR - SECTION -	E. WALL										
24	2nd FLOOR - WAREHOUSE -	N. WALL										
25	- NE OFFICE -	E. WALL										
26	- BULLPEN -	E. WALL										
10 27	1st FLOOR - [redacted] - FLOOR	12" BROWN FT + MASTIC			SLIGHTLY DAMAGED				800			
28	- STORAGE -											
11 29	- NE OFFICE -	12" BLUE			GOOD				800			
30	- PARTS -											

DATE	TIME	RELINQUISHED BY	RECEIVED BY
07/17/14	625am	[signature]	RECEIVED JUL 17 2014 0800 M. DAVID

IMPORTANT LABORATORY NOTES

STOP POSITIVE FOR ALL PLM SAMPLE H.A.'s EXCEPT WALL SYSTEMS

EMAIL RESULTS TO: LABRESULTS@EVISTA-EHS.COM.

ADDITIONAL EMAIL TO:

ADDITIONAL EMAIL TO:

evista
environmental health systems

LABORATORY CHAIN-OF-CUSTODY

MAIN BLDG - 1st + 2nd Fl.

SITE ADDRESS
STREET 137 SAN BERNARDINO RD
CITY COVINA ZIP
PM/TECHNICIAN: BYERS

9140FF25

*Rot./Cal. Info: JBT50X

PROJECT # 14-3667 | PROJECT NAME CLIPPINGER CHEV. | SAMPLING DATE 07-16-14

TURNAROUND TIME (circle below): 3HR<1130am | 3HR<430pm | SATURDAY | 24HR

CALIBRATION SRM 2573/2575

SAMPLE ID	SAMPLE LOCATION	DESCRIPTION	COMPOSITE	TIME START	TIME STOP	FLOW* START	FLOW* STOP	TIME TOTAL	QUANTITY VOL/AREA	CLASS MM, SM, TSI	FRIABILITY (Y/N)	ANALYSIS TYPE (INCLUDE POS/NEG FOR XRF)
12 31	1st FLOOR - BREAK RM - FLOOR	12" WHITE FT + GLUE			- GOOD				200	MM	N	PLM
32	- - -											
13 33	OFFICE NEXT TO MAN. CUST. (FLOOR)	CARPET GLUE + BLACK MASTIC			- GOOD				1000			
34												
14 35	- TOMS OFFICE - FLOOR	12" BEIGE FT + GLUE (YELLOW)			- GOOD				300			
36	- - -											
15 37	- CONF. RM. - FLOOR	12" GRAY FT + GLUE							500			
38	- - -											
16 39	- W. HALL - N.W. WALL	BLACK COVE BASE + MASTIC/GLUE			- GOOD							
40	SEE HALL - E. WALL											
17 41	EXT. - SALES OFF. - FLOOR	BROWN FT + MASTIC							400			
42												

DATE	TIME	RELINQUISHED BY	RECEIVED BY
07/17/14	625am		RECEIVED JUL 17 2014 0800 M. DAVID

IMPORTANT LABORATORY NOTES

STOP POSITIVE FOR ALL PLM SAMPLE H.A.'s EXCEPT WALL SYSTEMS

EMAIL RESULTS TO: LABRESULTS@EVISTA-EHS.COM.

ADDITIONAL EMAIL TO:

ADDITIONAL EMAIL TO:

AmeriSci Los Angeles
24416 S. Main Street, Ste 308
Carson, California 90745
TEL: (310) 834-4868 • FAX: (310) 834-4772

PLM Bulk Asbestos Report

Evista Environmental Health Systems
Attn: Joseph Wright
4030 Birch St.
Suite 105
Newport Beach, CA 92660

Date Received 07/18/14
Date Examined 07/18/14

AmeriSci Job # 914071839
P.O. #
Page 1 **of** 6

RE: 14-3667; Clippinger Chev; 137 W. San Bernardino Rd. Covina

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
01-01 01	914071839-01 **Location:** Ext. - S. Wall / Stucco	***Yes***	Trace (<1 %) (by CVES) by Arturo A. Aldana on 07/18/14
Analyst Description: White/Grey, Heterogeneous, Non-Fibrous, Cementitious, Stucco **Asbestos Types:** Chrysotile <1. % **Other Material:** Non-fibrous 100 %			
01-02 01	914071839-02 **Location:** Ext. - S. Wall / Stucco	***No***	NAD (by CVES) by Arturo A. Aldana on 07/18/14
Analyst Description: Off-White, Heterogeneous, Non-Fibrous, Cementitious, Stucco **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
01-03 01	914071839-03 **Location:** Ext. - S. Wall / Stucco	***Yes***	Trace (<1 %) (by CVES) by Arturo A. Aldana on 07/18/14
Analyst Description: Grey/White, Heterogeneous, Non-Fibrous, Cementitious, Stucco **Asbestos Types:** Chrysotile <1. % **Other Material:** Non-fibrous 100 %			
02-04 02	914071839-04 **Location:** Ext. - Wall / Concrete Coating	***Yes***	2 % (by CVES) by Arturo A. Aldana on 07/18/14
Analyst Description: Off-White/Grey, Heterogeneous, Non-Fibrous, Coating **Asbestos Types:** Chrysotile 2.0 % **Other Material:** Non-fibrous 98 %			
02-05 02	914071839-05 **Location:** Ext. - Wall / Concrete Coating		NA/PS
Analyst Description: Coating **Asbestos Types:** **Other Material:**			

See Reporting notes on last page

PLM Bulk Asbestos Report

14-3667; Clippinger Chev; 137 W. San Bernardino Rd. Covina

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
02-06 02	914071839-06 **Location:** Ext. - S. Wall / Concrete Coating		NA/PS
Analyst Description: Coating **Asbestos Types:** **Other Material:**			
03-07 03	914071839-07 **Location:** Guard Booths / Transite Panels	***Yes***	15 % (by CVES) by Arturo A. Aldana on 07/18/14
Analyst Description: Grey, Homogeneous, Fibrous, Cementitious, Transite **Asbestos Types:** Chrysotile 15.0 % **Other Material:** Non-fibrous 85 %			
03-08 03	914071839-08 **Location:** Guard Booths / Transite Panels		NA/PS
Analyst Description: Transite **Asbestos Types:** **Other Material:**			
04-09 04	914071839-09 **Location:** Bath - S. Wall / DW/JC (Composite)	***Yes***	Trace (<1 %) (by CVES) by Arturo A. Aldana on 07/18/14
Analyst Description: White/Brown, Heterogeneous, Fibrous, Composite **Asbestos Types:** Chrysotile <1. % **Other Material:** Cellulose 3 %, Fibrous glass Trace, Non-fibrous 97 %			
04-10 04	914071839-10.1 **Location:** Bath - S. Wall / DW/JC	***No***	NAD (by CVES) by Arturo A. Aldana on 07/18/14
Analyst Description: White/Brown, Homogeneous, Fibrous, Drywall **Asbestos Types:** **Other Material:** Cellulose 10 %, Fibrous glass Trace, Non-fibrous 90 %			
04-10 04	914071839-10.2 **Location:** Bath - S. Wall / DW/JC	***Yes***	2 % (by CVES) by Arturo A. Aldana on 07/18/14
Analyst Description: White, Homogeneous, Non-Fibrous, Joint Compound **Asbestos Types:** Chrysotile 2.0 % **Other Material:** Non-fibrous 98 %			

See Reporting notes on last page

PLM Bulk Asbestos Report

14-3667; Clippinger Chev; 137 W. San Bernardino Rd. Covina

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
05-11 05	914071839-11 **Location:** Bath - Ceiling / Pls / BB (Composite)	***Yes***	Trace (<1 %) (by CVES) by Arturo A. Aldana on 07/18/14
Analyst Description: Off-White/Brown, Heterogeneous, Fibrous, Cementitious, Composite **Asbestos Types:** Chrysotile <1. % **Other Material:** Cellulose 2 %, Fibrous glass Trace, Non-fibrous 98 %			
05-12 05	914071839-12.1 **Location:** Bath - Ceiling / Pls / BB	***No***	NAD (by CVES) by Arturo A. Aldana on 07/18/14
Analyst Description: Off-White, Heterogeneous, Non-Fibrous, Cementitious, Plaster **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
05-12 05	914071839-12.2 **Location:** Bath - Ceiling / Pls / BB	***No***	NAD (by CVES) by Arturo A. Aldana on 07/18/14
Analyst Description: White/Brown, Homogeneous, Fibrous, Button Board **Asbestos Types:** **Other Material:** Cellulose 7 %, Fibrous glass Trace, Non-fibrous 93 %			
06-13 06	914071839-13 **Location:** Roof - HVAC Mastic	***Yes***	3 % (by CVES) by Arturo A. Aldana on 07/18/14
Analyst Description: Black/Grey, Heterogeneous, Non-Fibrous, Mastic **Asbestos Types:** Chrysotile 3.0 % **Other Material:** Non-fibrous 97 %			
06-14 06	914071839-14 **Location:** Roof - HVAC Mastic		NA/PS
Analyst Description: Mastic **Asbestos Types:** **Other Material:**			
06-15 06	914071839-15 **Location:** Roof / Rolled Roofing	***No***	NAD (by CVES) by Arturo A. Aldana on 07/18/14
Analyst Description: Black/Grey, Heterogeneous, Fibrous, Roofing **Asbestos Types:** **Other Material:** Cellulose Trace, Fibrous glass 2 %, Synthetic fibers 2 %, Non-fibrous 96 %			

See Reporting notes on last page

PLM Bulk Asbestos Report

14-3667; Clippinger Chev; 137 W. San Bernardino Rd. Covina

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
07-16 07	914071839-16 **Location:** Roof / Rolled Roofing	***No***	NAD (by CVES) by Arturo A. Aldana on 07/18/14
Analyst Description: Black/Grey, Heterogeneous, Fibrous, Roofing **Asbestos Types:** **Other Material:** Cellulose 1 %, Fibrous glass 2 %, Synthetic fibers 2 %, Non-fibrous 95 %			
08-17 08	914071839-17 **Location:** Roof / Roof / Pen Mastic (On Rolled)	***Yes***	5 % (by CVES) by Arturo A. Aldana on 07/18/14
Analyst Description: Black, Homogeneous, Non-Fibrous, Penetration Mastic **Asbestos Types:** Chrysotile 5.0 % **Other Material:** Non-fibrous 95 %			
08-18 08	914071839-18 **Location:** Roof / Roof / Pen Mastic (On Rolled)		NA/PS
Analyst Description: Penetration Mastic **Asbestos Types:** **Other Material:**			
09-19 09	914071839-19 **Location:** Roof / Gravel Roofing	***Yes***	3 % (by CVES) by Arturo A. Aldana on 07/18/14
Analyst Description: Black/Grey, Heterogeneous, Fibrous, Roofing **Asbestos Types:** Chrysotile 3.0 % **Other Material:** Fibrous glass 2 %, Non-fibrous 95 %			
09-20 09	914071839-20 **Location:** Roof / Gravel Roofing		NA/PS
Analyst Description: Roofing **Asbestos Types:** **Other Material:**			
10-21 10	914071839-21 **Location:** Roof / Roof / Pen Mastic (On Gravel)	***Yes***	5 % (by CVES) by Arturo A. Aldana on 07/18/14
Analyst Description: Black/Grey, Homogeneous, Non-Fibrous, Penetration Mastic **Asbestos Types:** Chrysotile 5.0 % **Other Material:** Non-fibrous 95 %			

See Reporting notes on last page

PLM Bulk Asbestos Report

14-3667; Clippinger Chev; 137 W. San Bernardino Rd. Covina

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
10-22 10	914071839-22 **Location:** Roof / Roof / Pen Mastic (On Gravel)		NA/PS
Analyst Description: Penetration Mastic **Asbestos Types:** **Other Material:**			
11-23 11	914071839-23L1 **Location:** Bath - S. Wall / Cove Base & Mastic	***No***	NAD (by CVES) by Arturo A. Aldana on 07/18/14
Analyst Description: Black, Homogeneous, Non-Fibrous, Cove Base **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
11-23 11	914071839-23L2 **Location:** Bath - S. Wall / Cove Base & Mastic	***No***	NAD (by CVES) by Arturo A. Aldana on 07/18/14
Analyst Description: Dark Brown, Homogeneous, Non-Fibrous, Mastic **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
11-24 11	914071839-24L1 **Location:** Bath - S. Wall / Cove Base & Mastic	***No***	NAD (by CVES) by Arturo A. Aldana on 07/18/14
Analyst Description: Black, Homogeneous, Non-Fibrous, Cove Base **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
11-24 11	914071839-24L2 **Location:** Bath - S. Wall / Cove Base & Mastic	***No***	NAD (by CVES) by Arturo A. Aldana on 07/18/14
Analyst Description: Dark Brown, Homogeneous, Non-Fibrous, Mastic **Asbestos Types:** **Other Material:** Non-fibrous 100 %			

See Reporting notes on last page

PLM Bulk Asbestos Report

14-3667; Clippinger Chev; 137 W. San Bernardino Rd. Covina

Reporting Notes:

Analyzed By: Arturo A. Aldana _____; ~~Date~~ Analyzed: 7/18/2014 7/18/14

*NAD = no asbestos detected; Detection Limit <1%; Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; NA = not analyzed; NA/PS = not analyzed / positive stop; NVA = No Visible Asbestos; PLM (polarized light microscopy) Bulk Asbestos Analysis by EPA 600/M4-82-020 per 40 CFR 763 (NVLAP Lab #200346-0, CA ELAP lab #2322); Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full with the approval of the laboratory. This PLM report relates ONLY to the items tested.

Reviewed By: _____ 7/19/14

evista
environmental health systems

LABORATORY CHAIN-OF-CUSTODY

MAIN BLDG. SERVICE BAYS

9140718 39
SITE ADDRESS
STREET 137 W. SAN BERNARDINO RD
CITY COVINA ZIP
PM/TECHNICIAN: BYERS

*Rot./Cal. Info: JBT 50X

PROJECT #	PROJECT NAME	SAMPLING DATE	TURNAROUND TIME (circle below)
14-3667	CHRISTINGER CHEV	07-18-14	3HR<1130am 3HR<430pm SATURDAY. 24HR

CALIBRATION SRM 2573/2575

SAMPLE ID	SAMPLE LOCATION	DESCRIPTION	COMPOSITE	TIME START	TIME STOP	FLOW* START	FLOW* STOP	TIME TOTAL	QUANTITY VOL/AREA	CLASS MM, SM, TSI	FRIABILITY (Y/N)	ANALYSIS TYPE (INCLUDE POS/NEG FOR XRF)
01	01 EXT. - S. WALL	STUCCO			GOOD				40,000	SM	N	PCM
	02 -											
	03 -								40,000			
02	04 - E. WALL	CONCRETE COATING			DAMAGED							
	05 -								1,000	MM		
	06 - S. WALL											
03	07 GUARD BOOTHS	TRANSITE PANELS			GOOD				500			
	08											
04	09 BATH - S. WALL	DW/JC	X		DAMAGED				1,000	SM		
	10 -											
05	11 - CEILING	PLS/BB	X						200	MM		
	12 - E. WALL											
06	13 ROOF	HVAC MASTIC			GOOD							
	14								30,000			
	15	ROLLED ROOFING										

DATE	TIME	RELINQUISHED BY	RECEIVED BY
7/18/14	2:20pm	[signature]	[signature] 7/18/14 @ 14:30

IMPORTANT LABORATORY NOTES

STOP POSITIVE FOR ALL PLM SAMPLE H.A.'s EXCEPT WALL SYSTEMS

EMAIL RESULTS TO: LABRESULTS@EVISTA-EHS.COM.

ADDITIONAL EMAIL TO:

ADDITIONAL EMAIL TO:

evista
environmental health systems

LABORATORY CHAIN-OF-CUSTODY

9140718 39
SITE ADDRESS
STREET 137 W. SAN BERNARDINO RD
CITY COVINA ZIP
PM/TECHNICIAN: BYERS

*Rot./Cal. Info: JBT 50X

PROJECT #	PROJECT NAME	SAMPLING DATE	TURNAROUND TIME (circle below)
14-3667	CLAPPINGER CHEV.	07-18-14	3HR<1130am 3HR<430pm SATURDAY. 24HR

CALIBRATION SRM 2573/2575

SAMPLE ID	SAMPLE LOCATION	DESCRIPTION	COMPOSITE	TIME START	TIME STOP	FLOW* START	FLOW* STOP	TIME TOTAL	QUANTITY VOL/AREA	CLASS MM, SM, TSI	FRIABILITY (Y/N)	ANALYSIS TYPE (INCLUDE POS/NEG FOR XRF)
07 16	ROOF	ROLLED ROOFING						600D	30,000	MM	N	PLM
08 17		ROOF/PEN MASTIC (ON ROLLED)							~~500~~ 500			
↓ 18												
09 19		GRAVEL ROOFING							5,000			
↓ 20												
10 21		ROOF/PEN MASTIC (ON GRAVEL)							500			
↓ 22												
11 23	BATH - SWALL	COVE BASE & MASTIC							100			
↓ 24												

DATE	TIME	RELINQUISHED BY	RECEIVED BY
7/18/14	322PM	JB	DJones 7/18/14 @14:30

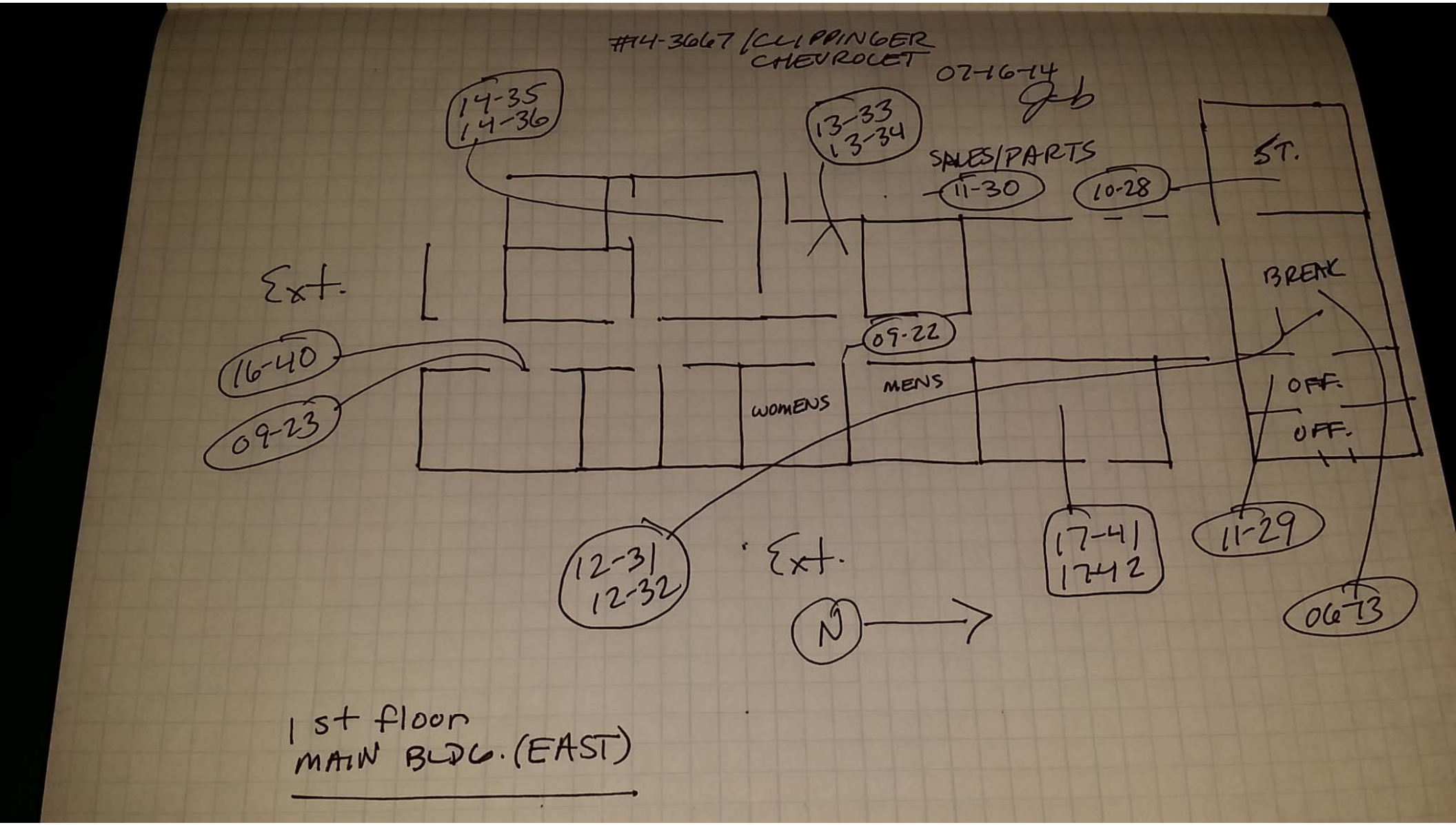
IMPORTANT LABORATORY NOTES

STOP POSITIVE FOR ALL PLM SAMPLE H.A.'s EXCEPT WALL SYSTEMS

EMAIL RESULTS TO: LABRESULTS@EVISTA-EHS.COM.

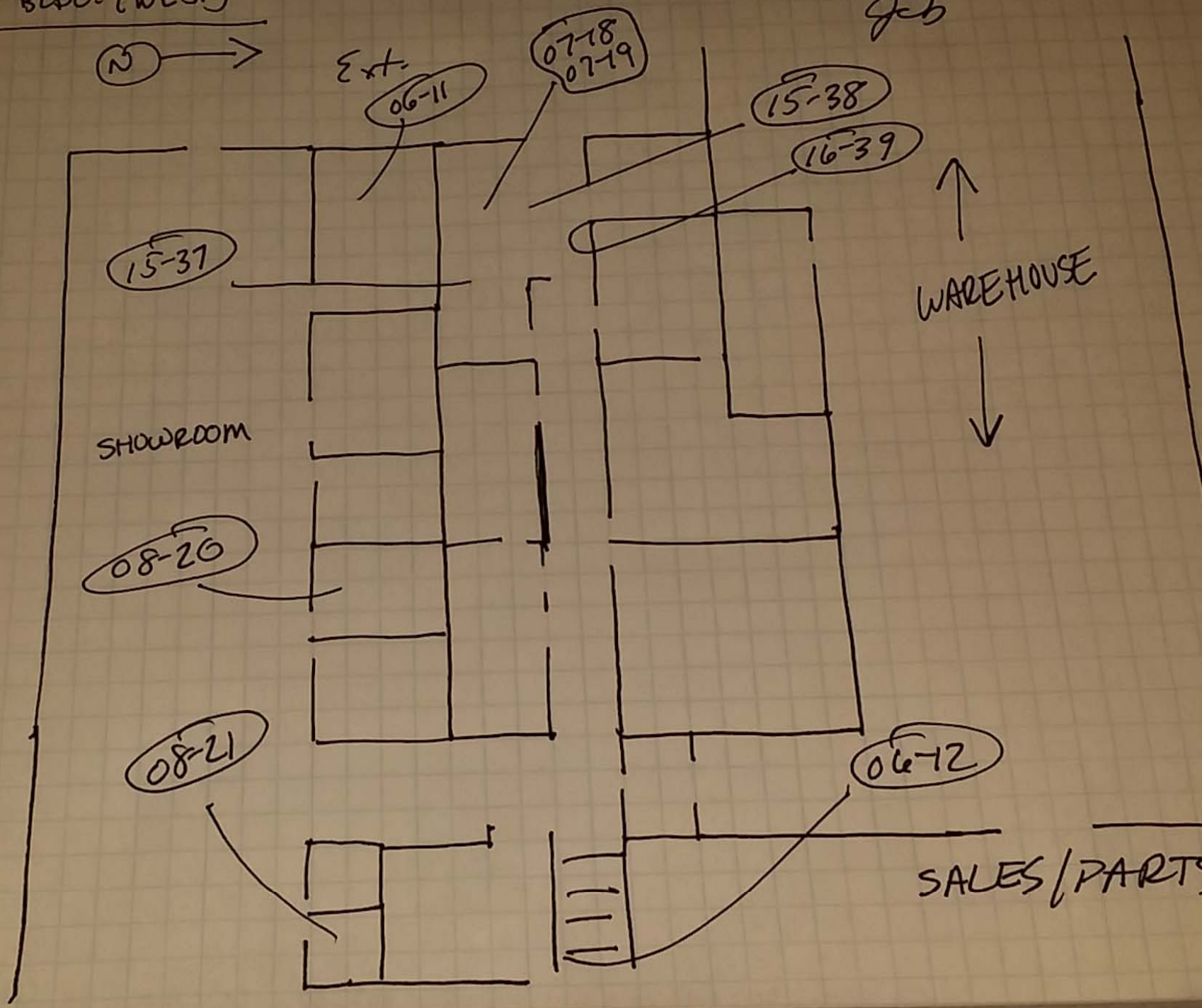
ADDITIONAL EMAIL TO:

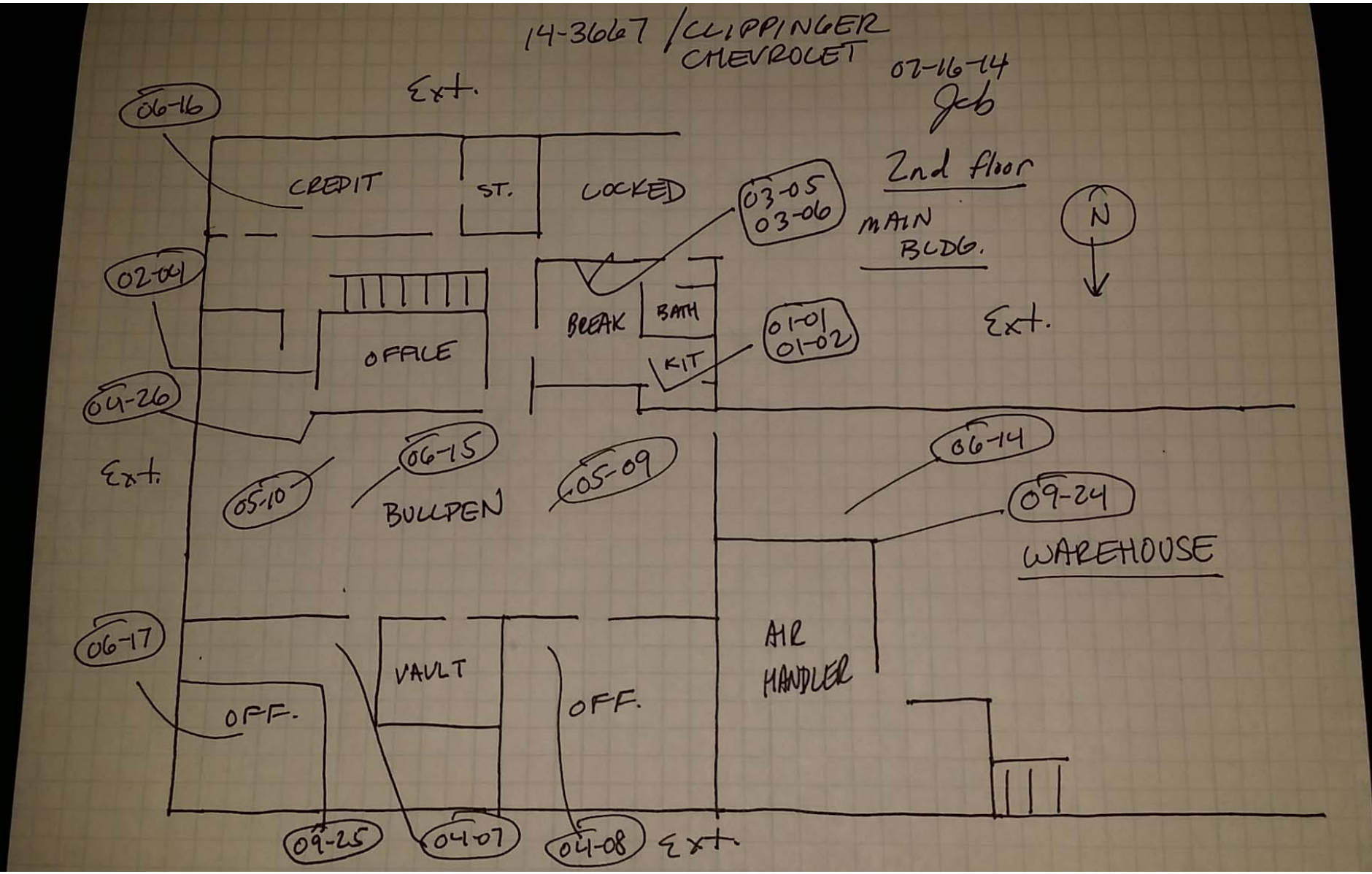
ADDITIONAL EMAIL TO:

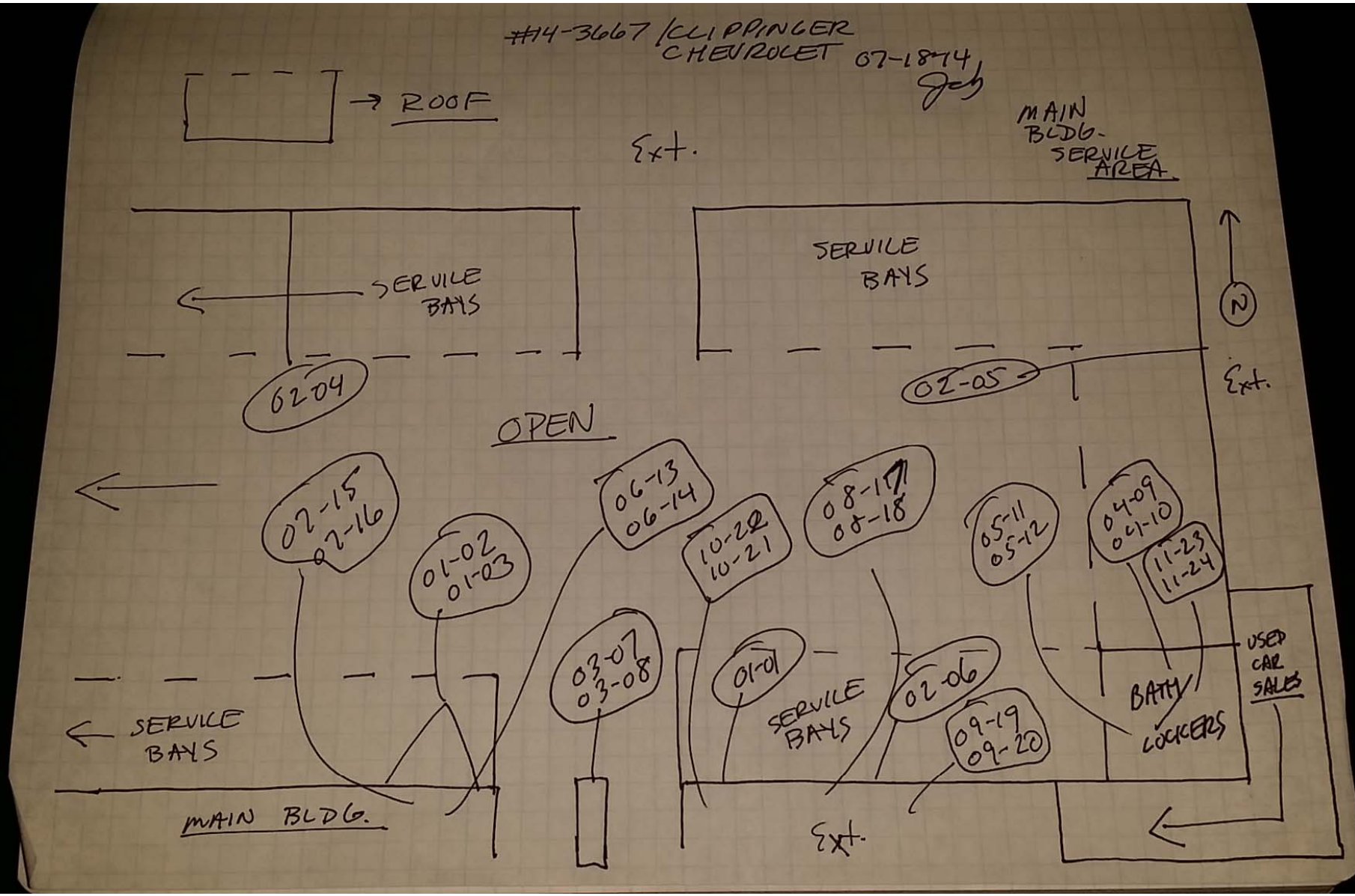

#14-3667 / CLIPPINGER CHEVROLET
02-16-14
gb
14-35
14-36
13-33
13-34
SALES/PARTS
11-30
10-28
ST.
Ext.
BREAK
16-40
09-23
09-22
WOMENS
MENS
OFF.
OFF.
12-31
12-32
Ext.
17-41
17-42
11-29
06-73
N
1st floor
MAIN BLDG. (EAST)

1st floor
MAIN BLDG. (WEST)

#14-3667 / CLAPPINGER CHEVROLET 07-16-14 jcb




14-3667 / CLIPPINGER CHEVROLET
07-16-14
Job
2nd floor
MAIN BLDG.
N
Ext.
06-16
CREDIT
ST.
LOCKED
03-05
03-06
02-04
OFFICE
BREAK
BATH
KIT
01-01
01-02
04-26
Ext.
Ext.
05-10
06-15
BULLPEN
05-09
06-14
09-24
WAREHOUSE
06-17
OFF.
VAULT
OFF.
AIR HANDLER
09-25
04-07
04-08
Ext.


#14-3667 / CLIPPINGER CHEVROLET 07-1874
ROOF
Ext.
MAIN BLDG. SERVICE AREA
SERVICE BAYS
SERVICE BAYS
N
Ext.
02-05
0204
OPEN
07-15
07-16
01-02
01-03
06-13
06-14
10-20
10-21
08-17
08-18
05-11
05-12
04-09
04-10
11-23
11-24
03-07
03-08
01-01
SERVICE BAYS
02-06
09-19
09-20
BATH LOCKERS
USED CAR SALES
SERVICE BAYS
MAIN BLDG.
Ext.

AMERI SCI

AmeriSci Los Angeles
24416 S. Main Street, Ste 308
Carson, California 90745
TEL: (310) 834-4868 • FAX: (310) 834-4772

PLM Bulk Asbestos Report

Evista Environmental Health Systems
Attn: Joseph Wright
4030 Birch St.
Suite 105
Newport Beach, CA 92660

Date Received 07/17/14
Date Examined 07/17/14

AmeriSci Job # 914071727
P.O. #
Page 1 **of** 6

RE: 14-3667; Clippinger Chev.; 137 San Bernardino Rd. Covina / Used Car Sales Office

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
01-01 01	914071727-01.1 **Location:** #8 Floor Carpet Mastic & 12" Brown FT & Glue (Multilayers)	***No***	NAD (by CVES) by Paola Ducoing on 07/17/14
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Carpet Mastic **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
01-01 01	914071727-01.2 **Location:** #8 Floor Carpet Mastic & 12" Brown FT & Glue (Multilayers)	***No***	NAD (by CVES) by Paola Ducoing on 07/17/14
Analyst Description: Beige, Homogeneous, Non-Fibrous, Flooring **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
01-01 01	914071727-01.3 **Location:** #8 Floor Carpet Mastic & 12" Brown FT & Glue (Multilayers)	***No***	NAD (by CVES) by Paola Ducoing on 07/17/14
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Mastic **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
01-01 01	914071727-01.4 **Location:** #8 Floor Carpet Mastic & 12" Brown FT & Glue (Multilayers)	***Yes***	2 % (by CVES) by Paola Ducoing on 07/17/14
Analyst Description: Grey, Homogeneous, Non-Fibrous, Floor Tile **Asbestos Types:** Chrysotile 2.0 % **Other Material:** Non-fibrous 98 %			
01-01 01	914071727-01.5 **Location:** #8 Floor Carpet Mastic & 12" Brown FT & Glue (Multilayers)	***Yes***	5 % (by CVES) by Paola Ducoing on 07/17/14
Analyst Description: Black, Homogeneous, Non-Fibrous, Mastic **Asbestos Types:** Chrysotile 5.0 % **Other Material:** Non-fibrous 95 %			

See Reporting notes on last page

PLM Bulk Asbestos Report

14-3667; Clippinger Chev.; 137 San Bernardino Rd. Covina / Used Car Sales Office

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
01-02 01	914071727-02L1 **Location:** #9 Floor Carpet Mastic & 12" Brown FT & Glue (Multilayers)	***No***	NAD (by CVES) by Paola Ducoing on 07/17/14
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Mastic **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
01-02 01	914071727-02L2 **Location:** #9 Floor Carpet Mastic & 12" Brown FT & Glue (Multilayers)	***No***	NAD (by CVES) by Paola Ducoing on 07/17/14
Analyst Description: Beige, Homogeneous, Non-Fibrous, Flooring **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
01-02 01	914071727-02L3 **Location:** #9 Floor Carpet Mastic & 12" Brown FT & Glue (Multilayers)	***No***	NAD (by CVES) by Paola Ducoing on 07/17/14
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Mastic **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
01-02 01	914071727-02L4 **Location:** #9 Floor Carpet Mastic & 12" Brown FT & Glue (Multilayers)		NA/PS
Analyst Description: Floor Tile **Asbestos Types:** **Other Material:**			
01-02 01	914071727-02L5 **Location:** #9 Floor Carpet Mastic & 12" Brown FT & Glue (Multilayers)		NA/PS
Analyst Description: Mastic **Asbestos Types:** **Other Material:**			
02-03 02	914071727-03 **Location:** #1 Ceiling Acoustic	***Yes***	3 % (by CVES) by Paola Ducoing on 07/17/14
Analyst Description: Off-White, Homogeneous, Non-Fibrous, Acoustic Ceiling **Asbestos Types:** Chrysotile 3.0 % **Other Material:** Non-fibrous 97 %			

See Reporting notes on last page

PLM Bulk Asbestos Report

14-3667; Clippinger Chev.; 137 San Bernardino Rd. Covina / Used Car Sales Office

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
02-04 02	914071727-04 **Location:** #3 Ceiling Acoustic		NA/PS
Analyst Description: Acoustic Ceiling **Asbestos Types:** **Other Material:**			
02-05 02	914071727-05 **Location:** #6 Ceiling Acoustic		NA/PS
Analyst Description: Acoustic Ceiling **Asbestos Types:** **Other Material:**			
03-06 03	914071727-06 **Location:** #4 W. Wall DW/JC (Composite)	***Yes***	Trace (<1 %) (by CVES) by Paola Ducoing on 07/17/14
Analyst Description: White/Brown/Beige, Heterogeneous, Fibrous, Composite **Asbestos Types:** Chrysotile <1. % **Other Material:** Cellulose 15 %, Non-fibrous 85 %			
03-07 03	914071727-07.1 **Location:** #8 E. Wall DW/JC	***No***	NAD (by CVES) by Paola Ducoing on 07/17/14
Analyst Description: White, Homogeneous, Non-Fibrous, Drywall **Asbestos Types:** **Other Material:** Cellulose 2 %, Non-fibrous 98 %			
03-07 03	914071727-07.2 **Location:** #8 E. Wall DW/JC	***Yes***	Trace (<1 %) (by CVES) by Paola Ducoing on 07/17/14
Analyst Description: Beige, Homogeneous, Non-Fibrous, Joint Compound **Asbestos Types:** Chrysotile <1. % **Other Material:** Non-fibrous 100 %			
04-08 04	914071727-08L1 **Location:** #8 E. Wall Black Covebase & Glue/Mastic	***No***	NAD (by CVES) by Paola Ducoing on 07/17/14
Analyst Description: Black, Homogeneous, Non-Fibrous, Cove Base **Asbestos Types:** **Other Material:** Non-fibrous 100 %			

See Reporting notes on last page

PLM Bulk Asbestos Report

14-3667; Clippinger Chev.; 137 San Bernardino Rd. Covina / Used Car Sales Office

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
04-08 04	914071727-08L2 **Location:** #8 E. Wall Black Covebase & Glue/Mastic	***No***	NAD (by CVES) by Paola Ducoing on 07/17/14
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Glue **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
04-08 04	914071727-08L3 **Location:** #8 E. Wall Black Covebase & Glue/Mastic	***Yes***	Trace (<1 %) (by CVES) by Paola Ducoing on 07/17/14
Analyst Description: Dark Brown, Homogeneous, Non-Fibrous, Mastic **Asbestos Types:** Tremolite <1. % **Other Material:** Non-fibrous 100 %			
04-09 04	914071727-09L1 **Location:** #5 S. Wall Black Covebase & Glue/Mastic	***No***	NAD (by CVES) by Paola Ducoing on 07/17/14
Analyst Description: Black, Homogeneous, Non-Fibrous, Cove Base **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
04-09 04	914071727-09L2 **Location:** #5 S. Wall Black Covebase & Glue/Mastic	***No***	NAD (by CVES) by Paola Ducoing on 07/17/14
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Glue **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
04-09 04	914071727-09L3 **Location:** #5 S. Wall Black Covebase & Glue/Mastic	***Yes***	Trace (<1 %) (by CVES) by Paola Ducoing on 07/17/14
Analyst Description: Dark Brown, Homogeneous, Non-Fibrous, Mastic **Asbestos Types:** Tremolite <1. % **Other Material:** Non-fibrous 100 %			
05-10 05	914071727-10 **Location:** Ext. S. Wall Stucco	***Yes***	Trace (<1 %) (by CVES) by Paola Ducoing on 07/17/14
Analyst Description: White/Grey, Heterogeneous, Non-Fibrous, Cementitious, Stucco **Asbestos Types:** Chrysotile <1. % **Other Material:** Non-fibrous 100 %			

See Reporting notes on last page

PLM Bulk Asbestos Report

14-3667; Clippinger Chev.; 137 San Bernardino Rd. Covina / Used Car Sales Office

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
05-11 05	914071727-11 **Location:** Ext. E. Wall Stucco	***Yes***	Trace (<1 %) (by CVES) by Paola Ducoing on 07/17/14
Analyst Description: White/Grey, Heterogeneous, Non-Fibrous, Cementitious, Stucco **Asbestos Types:** Chrysotile <1. % **Other Material:** Non-fibrous 100 %			
05-12 05	914071727-12 **Location:** Ext. S. Wall Stucco	***Yes***	Trace (<1 %) (by CVES) by Paola Ducoing on 07/17/14
Analyst Description: White/Grey, Heterogeneous, Non-Fibrous, Cementitious, Stucco **Asbestos Types:** Chrysotile <1. % **Other Material:** Non-fibrous 100 %			
06-13 06	914071727-13 **Location:** #4 North Wall Concrete Coating	***Yes***	2 % (by CVES) by Paola Ducoing on 07/17/14
Analyst Description: Beige, Homogeneous, Non-Fibrous, Coating **Asbestos Types:** Chrysotile 2.0 % **Other Material:** Non-fibrous 98 %			
06-14 06	914071727-14 **Location:** #4 North Wall Concrete Coating		NA/PS
Analyst Description: Coating **Asbestos Types:** **Other Material:**			
06-15 06	914071727-15 **Location:** #6 W. Wall Concrete Coating		NA/PS
Analyst Description: Coating **Asbestos Types:** **Other Material:**			

See Reporting notes on last page

PLM Bulk Asbestos Report

14-3667; Clippinger Chev.; 137 San Bernardino Rd. Covina / Used Car Sales Office

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Reporting Notes:

Analyzed By: Paola Ducoing _____; Date Analyzed: 7/17/2014 7/17/14

*NAD = no asbestos detected; Detection Limit <1%; Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; NA = not analyzed; NA/PS = not analyzed / positive stop; NVA = No Visible Asbestos; PLM (polarized light microscopy) Bulk Asbestos Analysis by EPA 600/M4-82-020 per 40 CFR 763 (NVLAP Lab #200346-0, CA ELAP lab #2322); Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full with the approval of the laboratory. This PLM report relates ONLY to the items tested.

Reviewed By: _____

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environmental health systems

LABORATORY CHAIN-OF-CUSTODY

USED CAR SALES OFFICE

SITE ADDRESS
STREET 137 SAN BERNARDINO RD.
CITY COVINA ZIP
PM/TECHNICIAN: BYERS

9140717127

*Rot./Cal. Info: JBT50X

PROJECT #	PROJECT NAME	SAMPLING DATE
14-3667	CLIPPINGER CHEV.	07-16-14

TURNAROUND TIME (circle below): 3HR<1130am | 3HR<430pm | SATURDAY. | (24HR)

CALIBRATION SRM 2573/2575

SAMPLE ID	SAMPLE LOCATION	DESCRIPTION	COMPOSITE	TIME START	TIME STOP	FLOW* START	FLOW* STOP	TIME TOTAL	QUANTITY VOL/AREA	CLASS MM, SM, TSI	FRIABILITY (Y/N)	ANALYSIS TYPE (INCLUDE POS/NEG FOR XRF)
01 01	#8 - FLOOR	CARPET MASTIC + 12" BROWN FT + GLUE (MULT. LAYERS)							1,000	MM	N	PLM
02	#9 - FLOOR								- GOOD			
02 03	#1 - CEILING	ACOUSTIC							1,000	SM	Y	
09	#3 -											
05	#6 -											
03 06	#4 - W. WALL	DW/JL	X		GOOD				3,000	MM	N	
07	#8 - E. WALL											
04 08	#8-	BLACK COVE BASE + GLUE/MASTIC - GOOD							500	MM		
09	#5 - S. WALL											
05 10	EXT. - S. WALL	STUCCO							1,000	SM		
11	- E. WALL											
12	- S. WALL											
06 13	#4 - NORTH WALL	CONCRETE COATING							1,000	SM		
14	-											
15	#6 - W. WALL											

DATE	TIME	RELINQUISHED BY	RECEIVED BY
07/17/14	625am	JB	RECEIVED JUL 17 2014 0800 M. DAVID

IMPORTANT LABORATORY NOTES

STOP POSITIVE FOR ALL PLM SAMPLE H.A.'s EXCEPT WALL SYSTEMS

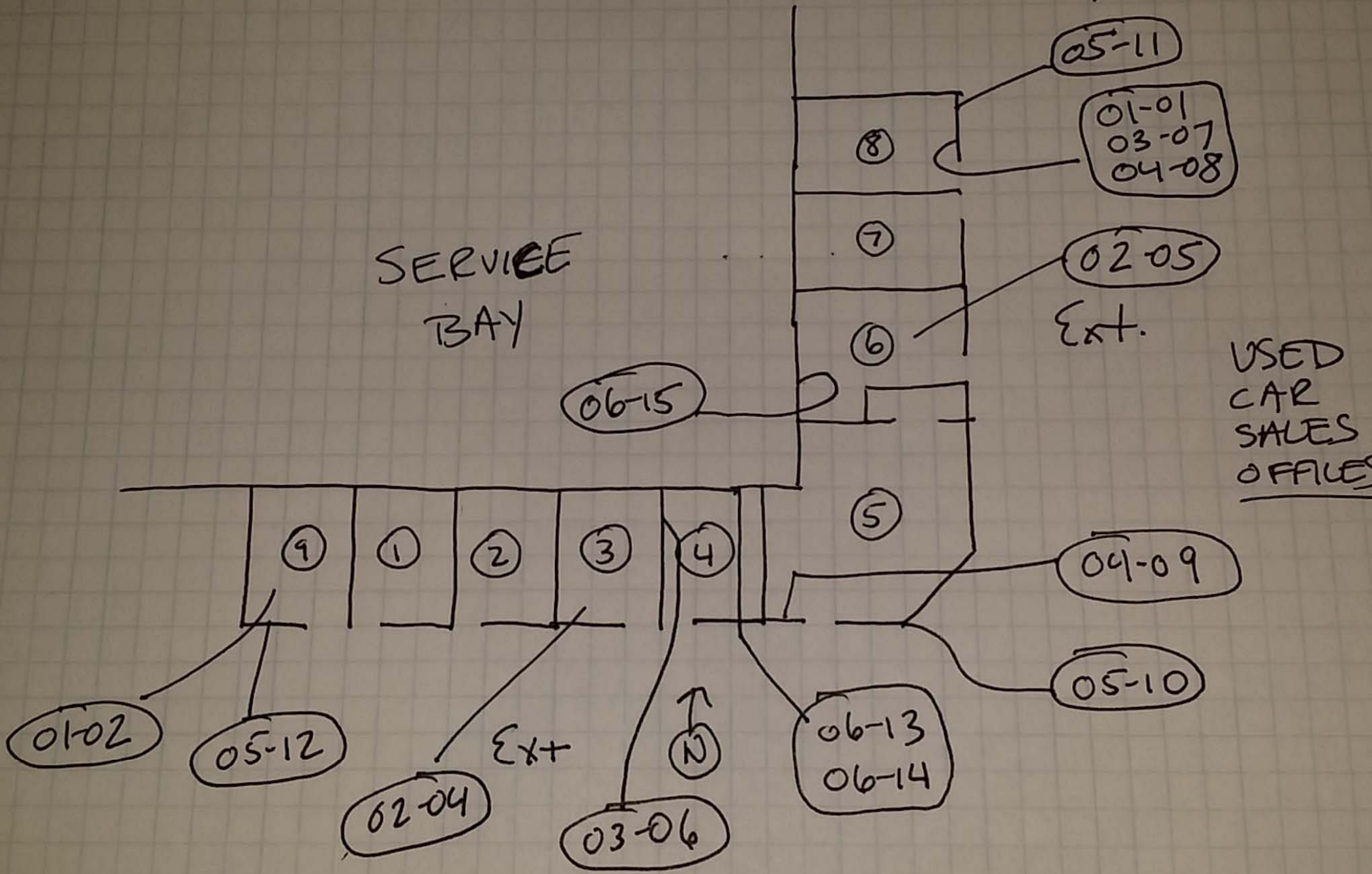
EMAIL RESULTS TO: LABRESULTS@EVISTA-EHS.COM.

ADDITIONAL EMAIL TO:

ADDITIONAL EMAIL TO:

#14-3667 / CLIPPINGER CHEVROLET

7-16-14 JB



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Testing · Management · Consulting

ASBESTOS/LEAD DEMOLITION SURVEY

Project Number/Name: 14-3667-FORMER CLIPPINGER CHEVROLET
Address: 141 Geneva Place
Covina, CA 91723
Inspection Date(s): 7/16/14 & 7/18/14

The purpose of this report is to present the findings of Evista Industries, Inc.'s (Evista's) recent Asbestos/Lead Limited Pre-Renovation Survey performed at the subject property. The survey was conducted to determine asbestos and/or lead content, if any, within those building materials that may be disturbed during future, limited renovations at the subject property's building(s). Materials that may possibly contain asbestos/lead, yet not discussed within this report, must be assumed to be Asbestos-Containing Materials (ACMs) or Lead-Based Paints (LBPs) until laboratory analysis proves otherwise. The following items provide the general parameters and scope of this survey report. Please feel free to contact us to discuss any portion of this report.

- Inspection and sampling by: Byers, Jim, CAC & LRC-IA
- DOSH Certification # & CDPH Certification #: JB-CAC#06-4122 & JB-CDPH#14805
- Scope of inspection area(s): Body Shop
- **This is a modified survey and results are limited to the specific areas and materials sampled. This report is not valid for use outside of the specific area(s) slated for renovation at this exact time or by individuals not associated with the currently proposed renovation work.**

FIELD SURVEY AND ANALYTICAL METHODOLOGY

Asbestos

Evista's State of California Division of Occupational Safety and Health (DOSH or Cal/OSHA) Certified Asbestos Consultant (CAC) and United States Environmental Protection Agency (US EPA) Certified Building Inspector (Byers, Jim) performed the survey sampling activities in compliance with 40 Code of Federal Regulations (CFR) Part 763.86. The following is a general description of those sampling activities: homogeneous materials were identified and a random sampling strategy appropriate for the subject property's building(s) was devised. Adequate quantities (about ½ square inch) were obtained from each of the suspect ACMs and placed inside a sterile, airtight bag and sealed. Each individual sample bag was then labeled with a unique identifying number for proper identification, and subsequently logged onto a sample log where the condition, location, quantity, and type of material being sampled were also noted. Each individual sample bag was then placed inside a larger sterile, airtight bag for submission to an appropriately accredited laboratory for analysis. All bulk samples were additionally identified on a Chain-of-Custody form to document possession of each sample from the time it was collected until the time it was received by the analyzing laboratory.

Lead

Evista's survey technician Byers, Jim is a State of California Department of Public Health (CDPH) licensed Lead-Related Construction Inspector Assessor (LRC-IA) per Title 17 of the California Code of Regulations (CCR). The procedures followed during the survey are based on the highest industry standards used for residential properties which can be found in the US EPA "Lead: Renovation, Repair and Painting Program" (EPA 40 CFR Part 745). Homogeneous surface coatings were identified and an appropriate sampling strategy for the subject property's building(s) was developed. Adequate quantities were obtained and placed inside a sterile, airtight bag and labeled with a unique identifying number. The condition, location, and type of material being sampled were again recorded. Each individual sample container was then placed inside a larger sterile, airtight bag for submission to an appropriately accredited laboratory for analysis. All bulk samples were identified on a Chain-of-Custody form to document possession of each sample from the time it was collected until the time it was received by the analyzing laboratory.

Alternatively, instantaneous lead content readings were obtained utilizing a handheld X-ray fluorescence (XRF) device. Each suspect surface or component was initially observed to determine the appropriate number of required readings in

www.evista-ehs.com I 888 775 7738 p
4030 Birch St # 105 Newport Beach, CA 92660 I 949 783 3353 f

accordance with both State and Federal regulations and guidelines. An equipment standardization check was performed prior to and at the completion of the day's XRF testing. The XRF analyzer provides simultaneous K- and L-shell lead (Pb) X-ray detection and analysis with automatic positive/negative decision and corrections for substrate bias and age of source to within a defined level of accuracy greater than or equal to 95 percent (%).XRF readings were also identified on a Chain-of-Custody form.

Note that both the US EPA and the CDPH define LBP as any paint or other surface coating containing an amount of lead equal to or exceeding 1.0 milligram per square centimeter (mg/cm^2) surface area of lead or 0.5 % lead by weight. DOSH or Cal/OSHA regulates all construction-related work where an individual may be exposed to lead, regardless of the lead concentration in paint or other surface coatings. Objective data showing that a specific paint or coating contains less than 0.06 % lead by weight (equivalent to 600 parts per million [ppm]) constitutes a "negative initial determination" whereby that paint/coating may be "installed" or otherwise handled in an intact state by non-protected/trained personnel. However, any other activities such as cutting, sanding, scraping, manual demolition, etcetera, require compliance with Title 8 CCR Section 1532.1 irrespective of lead content.

Analytical Methodology

All asbestos laboratory testing was conducted in compliance with US EPA Polarized Light Microscopy (PLM) Method EPA/600R-93/116 "Method for the Determination of Asbestos in Bulk Building Materials (July 1993)." All lead laboratory testing was conducted in compliance with US EPA Method SW 846 3050B/7000B flame atomic absorption spectrometry analysis. Samples were collected and analyzed at America Science Team Los Angeles, Inc. (AmeriSci Los Angeles), Micron Environmental Labs, Inc. (Micron), EMLab P&K, and/or EMSL Analytical, Inc. (EMSL). AmeriSci Los Angeles is an appropriately accredited laboratory for both asbestos (NVLAP #200346-0 and CA ELAP #2322) and lead (AIHA ELLAP #100530) analysis, located at 24416 South Main Street, Suite 308, in Carson, CA 90745. Micron is also an appropriately accredited laboratory for both asbestos (NVLAP #200294-0 and CA ELAP #2297) and lead (AIHA ELLAP #2297) analysis, located at 3565 Lexington Ave in El Monte, CA 91731. EMLab P&K is an appropriately accredited laboratory for asbestos analysis located at 17461 Derian Avenue, Suite 100, Irvine, CA 92614 (NVLAP #200757-0) and 1010 Central Avenue, Glendale, CA 91202 (NVLAP #200945-0). And EMSL is also an appropriately accredited laboratory for asbestos analysis (NVLAP #200855-0 and Cal ELAP #2713), located at 7916 Convoy Court in San Diego, CA 92111.

RESULTS OF ANALYSIS

Asbestos

Sample(s) Location(s)	Material(s)	Asbestos Content[2]	Condition	Friable/Non-Friable[1]	Renovation Quantity
Storage, Offices	**Wallboard, Joint Compound**	**2% Chrysotile**	**Good**	**Non-Friable**	**3,000 sf**
Storage, South Office	**9" Brown Floor Tile & Mastic**	**7% Chrysotile**	**Good**	**Non-Friable**	**250 sf**
North Office	**12" Blue Floor Tile & Mastic**	**4% Chrysotile**	**Good**	**Non-Friable**	**250 sf**
Entryway, Offices	**Ceiling Acoustic**	**2% Chrysotile**	**Good**	**Friable**	**1,000 sf**
South Office	Brown Cove Base & Glue	None Detected	Good	Non-Friable	NA
South Office	**Brown/Red Sheet Flooring & Mastic (Multiple Layers)**	**2% Chrysotile**	**Good**	**Non-Friable**	**120 sf**
Service Bays	**Concrete Coating**	**2% Chrysotile**	**Damaged**	**Non-Friable**	**>5,000 sf**
Service Bay West Wall	Pipe	None Detected	Damaged	Non-Friable	NA
Service Bay East Wall	Door Caulking	None Detected	Good	Non-Friable	NA
Throughout Exterior	Stucco	None Detected	Good	Non-Friable	NA
Roof	**Penetration/Vent Mastic**	**4% Chrysotile**	**Good**	**Non-Friable**	**500 sf**
Roof	Rolled Roofing (Multi-Layered)	None Detected	Good	Non-Friable	NA

[1] Determination made based on condition of material(s) at time of survey without consideration for whether or not material(s) would be rendered friable based on renovation/removal method.

[2] See Regulatory Requirements section below for definition/additional information.

*An Homogeneous Area (HA) is defined as an area of miscellaneous material, surfacing material, and/or thermal system insulation that is uniform in color, texture, construction/application date, and general appearance. An HA is considered NOT asbestos containing if, and only if, the results of ALL samples required to be collected from the HA are determined to contain less than a regulated amount of asbestos. An HA shall be determined to contain

asbestos (ACM and/or ACCM [see below]) based on a finding that the results of at least one sample collected from that area shows that asbestos is present in a regulated amount. Laboratory results and Chain-of-Custody are attached to this report.
**Renovation quantity (not applicable [NA], square feet [sf], and/or linear feet [lf]) is approximated and may change after submittal of this report.
Additional suspect materials not listed in this report may be discovered or encountered, and must be assumed to contain asbestos in a regulated amount until sample collection and subsequent analysis prove otherwise.
***Also, be advised that asbestos analysis of floor tile and other resinously bound materials using the US EPA PLM method may yield false negative results due to method limitations. The US EPA recommends using confirmatory methods of identification such as transmission electron microscopy (TEM).

Lead

Reading No./Sample Location	Component/ Substrate	Color	Condition	XRF Lead Content (mg/cm^2)	Result[1]
Calibration	SRM 2573	--	--	1.0	--
Calibration	SRM 2575	--	--	0.3	--
194/Storage N Wall	Wall/Wallboard	White	Intact	<0.1	LSP
195/Storage N Wall	Door Jam/Wood	Blue	Intact	<0.1	LSP
197/North Office W Wall	Wall/CMU	White	Intact	<0.1	LSP
198/North Office N Wall	Window Frame/Metal		Intact	<0.1	LSP
199/South Office W Wall	Wall/Wallboard	White	Intact	<0.1	LSP
200/South Office N Wall	Door Jam/Wood	Dark Brown	Intact	<0.1	LSP
201/South Office N Wall	Inner Door Jam/Wood	Light Brown	Intact	<0.1	LSP
202/South Office S Wall	Door/Wood	Dark Brown	Intact	<0.1	LSP
203/North Office N Wall	Door/Wood	Dark Brown	Intact	<0.1	LSP
207/South Office	*Ceiling/Wallboard*	*White*	*Intact*	*0.16*	*LCP*
209/Work Bay W Wall	Wall/CMU	Light Blue	Intact	<0.1	LSP
210/Work Bay W Wall	*Wall/CMU*	*Dark Blue*	*Intact*	*0.13*	*LCP*
211/Work Bay W Wall	*Door Jam/Metal*	*Dark Blue*	*Intact*	*0.4*	*LCP*
212/Work Bay W Wall	*Door/Metal*	*Dark Blue*	*Intact*	*0.4*	*LCP*
213/Work Bay W Wall	*I-Beam/Metal*	*Dark Blue*	*Intact*	*0.10*	*LCP*
214/Work Bay W Wall	I-Beam/Metal		Intact	<0.1	LSP
215/Work Bay NE Corner	Wall/Wood	White	Intact	<0.1	LSP
216/Work Bay N Wall	Wall/CMU	Light Blue	Fair	<0.1	LSP
217/Work Bay N Wall	Wall/CMU	Dark Blue	Fair	<0.1	LSP
218/Bath/Lockers W Wall	Wall/Wallboard	Blue	Fair	<0.1	LSP
219/Bath/Lockers S Wall	**Wall/Ceramic**	**White**	**Intact**	**14.0**	**LBP**
220/Bath/Lockers E Wall	Partition/Wood	White	Intact	<0.1	LSP
221/Bath/Lockers W Wall	Wall/CMU	White	Intact	<0.1	LSP
222/Locker	**Sink/Porcelain**	**White**	**Intact**	**9.9**	**LBP**
223/Bathroom	Urinal/Porcelain	White	Intact	<0.1	LSP
224/Work Bay	Ceiling Rafters/Wood	White	Intact	<0.1	LSP
226/Work Bay	Support/Wood	White	Intact	<0.1	LSP
227/Work Bay	Pipe/Metal	White	Intact	<0.1	LSP
228/Work Bay	Ceiling Deck/Wood	White	Intact	<0.1	LSP
230/Paint Booth N Wall	Wall/Metal	White	Intact	<0.1	LSP
231/Work Bay E Wall	*Trim/Wood*	*Blue*	*Intact*	*0.12*	*LCP*
233/Work Bay W Wall	Upper Portion/Stucco	White	Intact	<0.1	LSP
234/Work Bay Ceiling	**Eave/Wood**	**Dark Blue**	**Intact**	**2.3**	**LBP**

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235/Work Bay Ceiling	Rafters/Wood	White	Intact	<0.1	LSP
236/Work Bay Ceiling	Rain Gutters/Metal	Dark Blue	Intact	<0.1	LSP
237/Work Bay S End	Window Frame/Metal	White	Intact	<0.1	LSP
240/Exterior S End	Concrete Masonry Unit	White	Intact	<0.1	LSP
243/Exterior S End	Concrete Masonry Unit	Dark Blue	Intact	<0.1	LSP
245/Exterior S End	Concrete Masonry Unit	*Light Blue*	*Intact*	*0.14*	*LCP*

[1] See Regulatory Requirements section below for definition/additional information

*See attached laboratory results or XRF spreadsheet.
**Additional painted/coated surfaces not listed in this report may be discovered or encountered, and must be assumed to contain lead in a regulated amount until sample collection and subsequent analysis prove otherwise.
***Evista recommends that an experienced and knowledgeable contractor perform work using CDPH-accredited lead workers where lead is found in concentrations $\geq$0.06% (600 ppm) or comparable 0.1 mg/cm^2 by XRF.

RECOMMENDATIONS/REGULATORY SUMMARY

In light of Evista's property survey and analytical results, the following recommendations should be adhered to in order to eliminate the potential exposure of individuals to airborne asbestos fibers and/or lead/lead-containing dust:

- Proceed normally with renovations if NO asbestos or lead was detected
- Regularly monitor ACMs/ACCMs or LBPs/LCPs that are currently in good condition and are not to be disturbed
- Properly repair or remove all damaged ACMs/ACCMs and/or LBPs/LCPs
- Properly remove all ACMs/ACCMs or LBPs/LCPs that may be disturbed
- Obtain regulatory approval as appropriate (e.g., planned renovation/demolition intent in writing to the appropriate NESHAP/US EPA enforcement authority)
- Adhere to the following regulatory requirements at a minimum

REGULATORY REQUIREMENTS

Asbestos

This survey was performed in compliance with all applicable requirements of the Asbestos Hazard Emergency Response Act (AHERA) 40 CFR 763, DOSH or Cal/OSHA Asbestos Construction Standard Title 8 CCR 1529, the local air pollution control district (e.g., South Coast Air Quality Management District (SCAQMD) Rule 1403), as well as the National Emissions Standards for Hazardous Air Pollutants (NESHAP) 40 CFR 61 Subpart M, as pertinent.

Current applicable Federal, State, and local statutes specify work practice requirements for demolition and/or renovation activities, and the associated disturbance of ACMs/ACCMs, as well as the storage and disposal of asbestos-containing waste material. Proper notification, removal techniques, clean-up procedures, and waste storage and disposal requirements are mandated in connection with renovation or demolition activities. A mandatory 10 day (for non-emergency asbestos removal) notification is required by the US EPA and most local air quality pollution districts prior to the planned removal of 100 square feet or more ACM (**greater than 1% asbestos**).

Current Federal Occupational Safety and Health Administration (OSHA), State (DOSH or Cal/OSHA), and additional local regulatory agencies mandate that ACM/ACCM (*manufactured material containing greater than 1/10 of 1% asbestos*), regardless of quantity, shall be handled during removal, repair, etcetera by asbestos trained and qualified individuals or contractors. Identified ACMs/ACCMs must also be removed by State licensed Asbestos Abatement Contractors prior to any demolition or construction activities if 100 square feet or more ACMs/ACCMs will be disturbed or impacted.

Where significantly disturbed ACM is identified, a Procedure 5 "clean-up" plan and associated notification is required to the local southern California NESHAP enforcement authority, or the SCAQMD. Geographic areas covered by the SCAQMD include Los Angeles, Orange, Riverside, and San Bernardino Counties. For such instances outside the jurisdiction of the SCAQMD, Evista recommends a "decontamination" protocol be prepared and followed.

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It is a Federal, State, and local agency requirement to maintain proof of compliance (asbestos handling records) and disposal of asbestos (waste chain of custody) by an owner. Asbestos responsibility and ownership are forever. An US EPA/State of California certified and approved Asbestos Abatement Contractor and Hazardous Waste Hauler must perform the asbestos abatement and decontamination, and transport to an approved landfill.

Lead

The CDPH currently defines LBP as paint or other surface coating with lead levels equal to or exceeding 1.0 mg/cm^2 or 0.5% by weight. However, DOSH or Cal/OSHA regulates paints or surfaces with lead levels equal to or exceeding 0.1 mg/cm^2 or 0.01 % by weight.

Lead-Based Paint (LBP)*:* paint or other surface coating that contains lead equal to or in excess of 1.0 mg/cm^2 lead per surface area (0.7 mg/cm^2 in Los Angeles County), 0.5% by weight, or 5,000 ppm. LBP removal and disposal must be performed in accordance with CDPH regulations in residential or public buildings and the US Department of Housing and Urban Development (HUD) and 2010 Toxic Substances Control Act (TSCA) Renovation, Repair and Painting Rule (RRP) in pre-1978 target housing and child-occupied facilities. DOSH or Cal/OSHA requirements must also be followed where employees may be occupationally exposed to lead.

Lead-Containing Paint (LCP): paint or other surface coating containing less than 1.0 mg/cm^2 lead per surface area (0.7 mg/cm^2 in Los Angeles County), 0.5% by weight, or 5,000 ppm. LCP removal and disposal must be performed in accordance with DOSH or Cal/OSHA regulations and can be handled by a regular contractor who has prepared a DOSH or Cal/OSHA lead compliance plan/program for the protection of its workers.

Lead-Safe Paint (LSP): painted material or surfaces containing lead levels below 90 ppm of lead which is equivalent to the lead amount in current cans of paint sold over the counter throughout the US (approved by the Consumer Product Safety Commission).

City of San Diego, CA Lead Requirements – Ch. Art. Div. 5 4 10 San Diego Municipal Code Chapter 5: Public Safety, Morals and Welfare (4-2008): (1) A visual inspection to verify the absence of visible dust or debris must be performed upon the completion of all activities which disturb or remove paint (A) Where the paint is presumed lead-based paint covering a surface area and/or (B) Where lead-based paint testing performed on the paint revealed lead levels greater than 1000 ppm or 0.5 mg/cm^2. A renovator shall record the results of the visual inspection on the form provided by the City of San Diego, shall maintain that form for a minimum of three years, and shall make all such forms available to the City of San Diego upon request. (2) A clearance inspection must be performed upon the completion of all activities which disturb or remove paint and after visual inspection (A) Where the paint is presumed lead-based paint covering a surface area and/or (B) Where lead-based paint testing performed on the paint revealed lead levels greater than 5000 ppm or 1.0 mg/cm^2. (3) The lead-safe work practice clearance inspection standards shall be performed only by a Certified Lead-Related Construction Inspector/Assessor or Project Monitor. (4) All clearance inspection procedures shall be in compliance with 40 Code of Federal Regulations part 745.227, as it may be amended from time to time, and shall meet title 17 of the California Code of Regulations clearance guidelines, as it may be amended from time to time. (Amended 4-8-2008 by O-19730 N.S; effective 5-8-2008).

LIMITATIONS

This survey was conducted in conformance with US EPA, CDPH, and/or OSHA Guidelines. Evista utilizes established best practices and techniques in accordance with regulatory standards while performing this service. Evista cannot be responsible for changing conditions that may alter relative exposure risk or for future changes in accepted methodology. Evista does not guarantee either expressed or implied that all asbestos/lead material(s) were sampled during this survey. Evista was retained only to perform the asbestos/lead survey on accessible material(s) within the scope of work. The findings shall only be applicable to the sample(s) taken at the exact sample(s) location(s) and at the time that the sample(s) were collected. In some cases, hidden or indistinguishable material(s) may not have been sampled. Material(s) that were not sampled shall be assumed to be ACM/LBP. Finally, Evista shall not be held responsible for the deficiencies or omissions of others in relation to the services contracted herein.

QUALIFICATIONS

Individuals comprising the organization of Evista Industries, Inc. are certified by DOSH or Cal/OSHA as Asbestos Consultants and Site Surveillance Technicians, as well as accredited by the CDPH for Lead-Related Construction inspection/testing. The pertinent certifications conform to the US and California requirements mandating that all

certification training courses/refreshers remain current. Note that Asbestos Consultants must maintain current accreditation as a Building Inspector, Contractor/Supervisor, Project Designer, and Management Planner. Site Surveillance Technicians must be current as a Building Inspector and Contractor/Supervisor. See below for more information.

Any individual performing services as an asbestos consultant or site surveillance technician as referenced and defined in section 1529(b) of Title 8 of the California Code of Regulations must apply for and obtain a certification pursuant to that article. This does not apply to individuals who perform preliminary site assessments or other such building inspection activities which may identify ACCMs but which are not for the primary purpose of finding ACCMs in buildings and evaluating the materials for the need of asbestos abatement. (Title 8 CCR 1529 Section 341.15)

"Asbestos consultant" means any person who contracts to provide professional health and safety services relating to asbestos-containing construction material as defined in this subsection, which comprises 100 square feet or more of surface area. The activities of an asbestos consultant include building inspection, abatement project design, contract administration, sample collection, preparation of asbestos management plans, clearance monitoring, and supervision of site surveillance technicians as defined within Section 7180, Business and Professions Code; and Sections 60.5, 6308, and 9021.5, Labor Code. Reference: Sections 7184 and 7185, Business and Professions Code; Sections 9021.5, 9021.6, and 9021.8, Labor Code; and Section 1529, Title 8, California Code of Regulations. A “Site surveillance technician” acts as an independent on-site representative of an Asbestos Consultant, monitoring the asbestos abatement activities of others, providing asbestos air monitoring services for area and personal samples, and/or performing building surveys and contract administration at the direction of an Asbestos Consultant.

“Certified lead inspector/assessor” means an individual who has received a certificate or an interim certificate from the Department as a “certified lead inspector/assessor”. Note: Authority cited: Sections 105250, 124160 and 131200, Health and Safety Code. Reference: Sections 105250, 124160 and 131051, Health and Safety Code.

“Certified lead sampling technician” means an individual who has received a certificate or an interim certificate from the Department as a “certified lead sampling technician”. Note: Authority cited: Sections 105250, 124160 and 131200, Health and Safety Code. Reference: Sections 105250, 124160 and 131051, Health and Safety Code.

Sincerely,



Michael Nave
Consulting Operations Manager
CAC No. 07-4253
LRC-I/A/PM No. 13158



Jeremy Gress, CIH
VP Consulting Operations
CAC No. 03-3354
LRC-I/A No. 17672

Attachments: Laboratory Results and Chain-of-Custody & Project Site Diagram (oriented to magnetic north)

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PLM Bulk Asbestos Report

Evista Environmental Health Systems
Attn: Joseph Wright
4030 Birch St.
Suite 105
Newport Beach, CA 92660

Date Received 07/17/14
Date Examined 07/17/14

AmeriSci Job # 914071726
P.O. #
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RE: 14-3667; Clippinger Chev; 141 Geneva Place Covina

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
01-01 01	914071726-01 **Location:** Storage N. Wall DW/JC (Composite)	***Yes***	Trace (<1 %) (by CVES) by John A. Lopez on 07/17/14
Analyst Description: White/Cream, Heterogeneous, Fibrous, Composite **Asbestos Types:** Chrysotile <1. % **Other Material:** Cellulose 5 %, Non-fibrous 95 %			
01-02 01	914071726-02.1 **Location:** Office N. Wall DW/JC	***No***	NAD (by CVES) by John A. Lopez on 07/17/14
Analyst Description: White, Homogeneous, Fibrous, Drywall **Asbestos Types:** **Other Material:** Cellulose 5 %, Gypsum 95 %			
01-02 01	914071726-02.2 **Location:** Office N. Wall DW/JC	***Yes***	2 % (by CVES) by John A. Lopez on 07/17/14
Analyst Description: Cream, Homogeneous, Non-Fibrous, Joint Compound **Asbestos Types:** Chrysotile 2.0 % **Other Material:** Non-fibrous 98 %			
02-03 02	914071726-03L1 **Location:** Storage Floor 9" Brown FT & Mastic	***Yes***	5 % (by CVES) by John A. Lopez on 07/17/14
Analyst Description: Brown, Homogeneous, Non-Fibrous, Cementitious, Floor Tile **Asbestos Types:** Chrysotile 5.0 % **Other Material:** Non-fibrous 95 %			
02-03 02	914071726-03L2 **Location:** Storage Floor 9" Brown FT & Mastic	***Yes***	7 % (by CVES) by John A. Lopez on 07/17/14
Analyst Description: Black, Homogeneous, Non-Fibrous, Mastic **Asbestos Types:** Chrysotile 7.0 % **Other Material:** Non-fibrous 93 %			

See Reporting notes on last page

PLM Bulk Asbestos Report

14-3667; Clippinger Chev; 141 Geneva Place Covina

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
02-04 02	914071726-04L1 **Location:** S. Office Floor 9" Brown FT & Mastic		NA/PS
Analyst Description: Bulk Material **Asbestos Types:** **Other Material:**			
02-04 02	914071726-04L2 **Location:** S. Office Floor 9" Brown FT & Mastic		NA/PS
Analyst Description: Bulk Material **Asbestos Types:** **Other Material:**			
03-05 03	914071726-05L1 **Location:** N. Office Floor 12" Blue	***No***	NAD (by CVES) by John A. Lopez on 07/17/14
Analyst Description: Blue, Homogeneous, Non-Fibrous, Cementitious, Floor Tile **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
03-05 03	914071726-05L2 **Location:** N. Office Floor 12" Blue	***Yes***	4 % (by CVES) by John A. Lopez on 07/17/14
Analyst Description: Black, Homogeneous, Non-Fibrous, Mastic **Asbestos Types:** Chrysotile 4.0 % **Other Material:** Non-fibrous 96 %			
03-06 03	914071726-06L1 **Location:** N. Office Floor 12" Blue	***No***	NAD (by CVES) by John A. Lopez on 07/17/14
Analyst Description: Blue, Homogeneous, Non-Fibrous, Cementitious, Floor Tile **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
03-06 03	914071726-06L2 **Location:** N. Office Floor 12" Blue		NA/PS
Analyst Description: Bulk Material **Asbestos Types:** **Other Material:**			

See Reporting notes on last page

PLM Bulk Asbestos Report

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Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
04-07 04	914071726-07 **Location:** Entry Ceiling Acoustic	***Yes***	2 % (by CVES) by John A. Lopez on 07/17/14
Analyst Description: Grey/OffWhite, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** Chrysotile 2.0 % **Other Material:** Non-fibrous 98 %			
04-08 04	914071726-08 **Location:** N. Office Ceiling Acoustic		NA/PS
Analyst Description: Bulk Material **Asbestos Types:** **Other Material:**			
04-09 04	914071726-09 **Location:** S. Office Ceiling Acoustic		NA/PS
Analyst Description: Bulk Material **Asbestos Types:** **Other Material:**			
05-10 05	914071726-10L1 **Location:** S. Office S. Wall Brown Covebase & Glue	***No***	NAD (by CVES) by John A. Lopez on 07/17/14
Analyst Description: Beige/Grey, Homogeneous, Non-Fibrous, Cove Base **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
05-10 05	914071726-10L2 **Location:** S. Office S. Wall Brown Covebase & Glue	***No***	NAD (by CVES) by John A. Lopez on 07/17/14
Analyst Description: White/Brown, Homogeneous, Non-Fibrous, Glue **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
05-11 05	914071726-11L1 **Location:** S. Office S. Wall Brown Covebase & Glue	***No***	NAD (by CVES) by John A. Lopez on 07/17/14
Analyst Description: Dark Grey, Homogeneous, Non-Fibrous, Cove Base **Asbestos Types:** **Other Material:** Non-fibrous 100 %			

See Reporting notes on last page

PLM Bulk Asbestos Report

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Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
05-11 05	914071726-11L2 **Location:** S. Office S. Wall Brown Covebase & Glue	***No***	NAD (by CVES) by John A. Lopez on 07/17/14
Analyst Description: White/Brown, Heterogeneous, Non-Fibrous, Glue **Asbestos Types:** **Other Material:** Other Fibers 3 %, Non-fibrous 97 %			
06-12 06	914071726-12L1 **Location:** S. Office Floor Brown/Red Sheet Flooring & Glue (Multilayers)	***No***	NAD (by CVES) by John A. Lopez on 07/17/14
Analyst Description: Brown/Red, Homogeneous, Non-Fibrous, Cementitious, Floor Tile 1 **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
06-12 06	914071726-12L2 **Location:** S. Office Floor Brown/Red Sheet Flooring & Glue (Multilayers)	***Yes***	2 % (by CVES) by John A. Lopez on 07/17/14
Analyst Description: Dark Brown, Homogeneous, Non-Fibrous, Cementitious, Floor Tile 2 **Asbestos Types:** Chrysotile 2.0 % **Other Material:** Non-fibrous 98 %			
06-13 06	914071726-13L1 **Location:** S. Office Floor Brown/Red Sheet Flooring & Glue (Multilayers)	***No***	NAD (by CVES) by John A. Lopez on 07/17/14
Analyst Description: Brown/Red, Homogeneous, Non-Fibrous, Cementitious, Floor Tile 1 **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
06-13 06	914071726-13L2 **Location:** S. Office Floor Brown/Red Sheet Flooring & Glue (Multilayers)		NA/PS
Analyst Description: Bulk Material **Asbestos Types:** **Other Material:**			
07-14 07	914071726-14 **Location:** Bays W. Wall Concrete Coating	***Yes***	2 % (by CVES) by John A. Lopez on 07/17/14
Analyst Description: Light Grey, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** Chrysotile 2.0 % **Other Material:** Non-fibrous 98 %			

See Reporting notes on last page

PLM Bulk Asbestos Report

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Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
07-15 07	914071726-15 **Location:** Bays W. Wall Concrete Coating		NA/PS
Analyst Description: Bulk Material **Asbestos Types:** **Other Material:**			
07-16 07	914071726-16 **Location:** Bays E. Wall Conc. Coating		NA/PS
Analyst Description: Bulk Material **Asbestos Types:** **Other Material:**			
07-17 07	914071726-17 **Location:** Bays E. Wall Conc. Coating		NA/PS
Analyst Description: Bulk Material **Asbestos Types:** **Other Material:**			
07-18 07	914071726-18 **Location:** Bays E. Wall Conc. Coating		NA/PS
Analyst Description: Bulk Material **Asbestos Types:** **Other Material:**			
08-19 08	914071726-19 **Location:** Bays W. Wall Pipe	***No***	NAD (by CVES) by John A. Lopez on 07/17/14
Analyst Description: Grey/White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
08-20 08	914071726-20 **Location:** Bays W. Wall Pipe	***No***	NAD (by CVES) by John A. Lopez on 07/17/14
Analyst Description: Grey/White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			

See Reporting notes on last page

PLM Bulk Asbestos Report

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Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
09-21 09	914071726-21 **Location:** Bays E. Wall Door Caulking	***No***	NAD (by CVES) by John A. Lopez on 07/17/14
Analyst Description: Grey/White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
09-22 09	914071726-22 **Location:** Bays E. Wall Door Caulking	***No***	NAD (by CVES) by John A. Lopez on 07/17/14
Analyst Description: Grey/Off-White, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Other Fibers 5 %, Non-fibrous 95 %			
10-23 10	914071726-23 **Location:** Bays W. End Stucco	***No***	NAD (by CVES) by John A. Lopez on 07/17/14
Analyst Description: Grey/White, Heterogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
10-24 10	914071726-24 **Location:** Bays W. End Stucco	***No***	NAD (by CVES) by John A. Lopez on 07/17/14
Analyst Description: Grey/White, Heterogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
10-25 10	914071726-25 **Location:** Bays N. End Stucco	***No***	NAD (by CVES) by John A. Lopez on 07/17/14
Analyst Description: White/Grey, Heterogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			

See Reporting notes on last page

PLM Bulk Asbestos Report

14-3667; Clippinger Chev; 141 Geneva Place Covina

Reporting Notes:

Analyzed By: John A. Lopez ; Date Analyzed: 7/17/2014 7-17-14

*NAD = no asbestos detected; Detection Limit <1%; Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; NA = not analyzed; NA/PS = not analyzed / positive stop; NVA = No Visible Asbestos; PLM (polarized light microscopy) Bulk Asbestos Analysis by EPA 600/M4-82-020 per 40 CFR 763 (NVLAP Lab #200346-0, CA ELAP lab #2322); Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full with the approval of the laboratory. This PLM report relates ONLY to the items tested.

Reviewed By:

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environmental health systems

LABORATORY CHAIN-OF-CUSTODY

SITE ADDRESS
STREET 141 GENEVA PLACE
CITY COVINA ZIP
PM/TECHNICIAN: BYERS

9140171726

*Rot./Cal. Info: JBT50X

PROJECT # 14-3667 PROJECT NAME CLIPRINGER CHEV SAMPLING DATE 07-16-14

TURNAROUND TIME (circle below): 3HR<2:30pm 3HR<430pm SATURDAY. 24HR

CALIBRATION SRM 2573/2575

SAMPLE ID	SAMPLE LOCATION	DESCRIPTION	COMPOSITE	TIME START	TIME STOP	FLOW* START	FLOW* STOP	TIME TOTAL	QUANTITY VOL/AREA	CLASS MM, SM, TSI	FRIABILITY (Y/N)	ANALYSIS TYPE (INCLUDE POS/NEG FOR XRF)
01 01	STORAGE - N.WALL	DW/SC	(X)	GOOD					3000	MM	N	PLM
02	02 S.OFFICE - N.WALL								250			
02	03 STORAGE - FLOOR	9" BROWN FT + MASTIC							250			
03	04 S.OFFICE -								1,000	SM	Y	
03	05 N.OFFICE -	12" BLUE										
	06											
04	07 ENTRY - CEILING	ACOUSTIC							100	MM	N	
	08 N.OFFICE -											
	09 S.OFFICE -											
05	10 S.OFFICE - S.WALL	BROWN COVEBASE + GLUE							120			
	11											
06	12 S.OFFICE - FLOOR	BROWN/RED SHEET FLOORING + GLUE (MULTI LAYERS)			- GOOD				>5,000	SM		
	13											
07	14 BAYS - N.WALL	CONCRETE COATING			- DAMAGED							
	15											

DATE	TIME	RELINQUISHED BY	RECEIVED BY
07/16/14	6:25 am	JB	RECEIVED JUL 17 2014 0800 M DAVID

IMPORTANT LABORATORY NOTES

STOP POSITIVE FOR ALL PLM SAMPLE H.A.'s EXCEPT WALL SYSTEMS

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LABORATORY CHAIN-OF-CUSTODY

SITE ADDRESS
STREET 141 GENEVA PLACE
CITY COVINA ZIP
PM/TECHNICIAN: BYERS

91409726

*Rot./Cal. Info: JBT50X

PROJECT # 14-3667 PROJECT NAME CLIPPINGER CHEV. SAMPLING DATE 07-16-14

TURNAROUND TIME (circle below): 3HR<1130am 3HR<430pm SATURDAY 24HR

CALIBRATION SRM 2573/2575

SAMPLE ID	SAMPLE LOCATION	DESCRIPTION	COMPOSITE	TIME START	TIME STOP	FLOW* START	FLOW* STOP	TIME TOTAL	QUANTITY VOL/AREA	CLASS MM, SM, TSI	FRIABILITY (Y/N)	ANALYSIS TYPE (INCLUDE POS/NEG FOR XRF)
07 16	BAYS - E.WALL	CONC. COATING		DAMAGED					25,000	SM	N	PLM
17	-											
18	-			*								
08 19	- W.WALL	PIPE		DAMAGED					1,000			
20	-											
09 21	- E.WALL	DOOR CAULKING		GOOD					100	MM		
22	-											
10 23	- W. END	STUCCO		GOOD					1,000	SM		
24	-											
25	- N. END											
26												

DATE	TIME	RELINQUISHED BY	RECEIVED BY
07/16/14	625am		RECEIVED JUL 17 2014 0800 M. DAVID

IMPORTANT LABORATORY NOTES

STOP POSITIVE FOR ALL PLM SAMPLE H.A.'s EXCEPT WALL SYSTEMS

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ADDITIONAL EMAIL TO:

ADDITIONAL EMAIL TO:

AmeriSci Los Angeles
24416 S. Main Street, Ste 308
Carson, California 90745
TEL: (310) 834-4868 • FAX: (310) 834-4772

PLM Bulk Asbestos Report

Evista Environmental Health Systems
Attn: Joseph Wright
4030 Birch St.
Suite 105
Newport Beach, CA 92660

Date Received 07/18/14
Date Examined 07/18/14

AmeriSci Job # 914071842
P.O. #

RE: 14-3667; Clippinger Chev; 141 Geneva Pl. Covina

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
01-01 01	914071842-01 **Location:** Roof - Pen / Vent Mastic	***Yes***	4 % (by CVES) by John A. Lopez on 07/18/14
Analyst Description: Black/Grey, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** Chrysotile 4.0 % **Other Material:** Non-fibrous 96 %			
01-02 01	914071842-02 **Location:** Roof - Pen / Vent Mastic		NA/PS
Analyst Description: Bulk Material **Asbestos Types:** **Other Material:**			
02-03 02	914071842-03L1 **Location:** Roof - Rolled Roofing (Multi. Layers)	***No***	NAD (by CVES) by John A. Lopez on 07/18/14
Analyst Description: Black/Grey, Heterogeneous, Non-Fibrous, Roofing **Asbestos Types:** **Other Material:** Synthetic fibers 5 %, Non-fibrous 95 %			
02-03 02	914071842-03L2 **Location:** Roof - Rolled Roofing (Multi. Layers)	***No***	NAD (by CVES) by John A. Lopez on 07/18/14
Analyst Description: Black, Homogeneous, Fibrous, Roofing Felt **Asbestos Types:** **Other Material:** Cellulose 90 %, Non-fibrous 10 %			
02-03 02	914071842-03L3 **Location:** Roof - Rolled Roofing (Multi. Layers)	***No***	NAD (by CVES) by John A. Lopez on 07/18/14
Analyst Description: Black, Homogeneous, Non-Fibrous, Roofing Mastic **Asbestos Types:** **Other Material:** Non-fibrous 100 %			

See Reporting notes on last page

PLM Bulk Asbestos Report

14-3667; Clippinger Chev; 141 Geneva Pl. Covina

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
02-04 02	914071842-04L1 **Location:** Roof - Rolled Roofing (Multi. Layers)	***No***	NAD (by CVES) by John A. Lopez on 07/18/14
Analyst Description: Black/Grey, Heterogeneous, Non-Fibrous, Roofing **Asbestos Types:** **Other Material:** Synthetic fibers 5 %, Non-fibrous 95 %			
02-04 02	914071842-04L2 **Location:** Roof - Rolled Roofing (Multi. Layers)	***No***	NAD (by CVES) by John A. Lopez on 07/18/14
Analyst Description: Black, Heterogeneous, Fibrous, Roofing Felt **Asbestos Types:** **Other Material:** Cellulose 90 %, Non-fibrous 10 %			
02-04 02	914071842-04L3 **Location:** Roof - Rolled Roofing (Multi. Layers)	***No***	NAD (by CVES) by John A. Lopez on 07/18/14
Analyst Description: Black, Homogeneous, Non-Fibrous, Roofing Mastic **Asbestos Types:** **Other Material:** Non-fibrous 100 %			

Reporting Notes:

Analyzed By: John A. Lopez John Lopez ; Date Analyzed: 7/18/2014 7-18-14

*NAD = no asbestos detected; Detection Limit <1%, Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; NA = not analyzed; NA/PS = not analyzed / positive stop; NVA = No Visible Asbestos; PLM (polarized light microscopy) Bulk Asbestos Analysis by EPA 600/M4-82-020 per 40 CFR 763 (NVLAP Lab #200346-0, CA ELAP lab #2322); Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full with the approval of the laboratory. This PLM report relates ONLY to the items tested.

Reviewed By: John Lopez

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LABORATORY CHAIN-OF-CUSTODY

BODY SHOP

914071842

141 GENEVA PL.
SITE ADDRESS
STREET ~~601 N. CITRUS~~
CITY COVINA ZIP
BY/TECHNICIAN: BYERS

*Rot./Cal. Info: JBT 50X

PROJECT #	PROJECT NAME	SAMPLING DATE	TURNAROUND TIME (circle below)
14-3667	CLIPPINGER CHEV	07-18-14	3HR<1130am 3HR<430pm SATURDAY. (24HR)

CALIBRATION SRM 2573/2575

SAMPLE ID	SAMPLE LOCATION	DESCRIPTION	COMPOSITE	TIME START	TIME STOP	FLOW* START	FLOW* STOP	TIME TOTAL	QUANTITY VOL/AREA	CLASS MM, SM, TSI	FRIABILITY (Y/N)	ANALYSIS TYPE (INCLUDE POS/NEG FOR XRF)
01 01	ROOF	PEN/VENT MASTIC - GOOD							300	MM	N	PLM
↓ 02												
02 03		ROLLED ROOFING (MULT. LAYERS) - GOOD							8000			
↓ 04												

DATE	TIME	RELINQUISHED BY	RECEIVED BY
7/18/14	222pm	[signature]	Pissarro Jones 7/18/14 0914.30

E1

IMPORTANT LABORATORY NOTES

STOP POSITIVE FOR ALL PLM SAMPLE H.A.'s EXCEPT WALL SYSTEMS
EMAIL RESULTS TO: LABRESULTS@EVISTA-EHS.COM.
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LEAD-BASED PAINT XRF INSPECTION REPORT

Project Number/Name: 14-3667-FORMER CLIPINGER CHEVROLET
Address: 137 San Bernardino Road
Covina , CA 91723
Inspection Date: 07/16/2014

NITON Spectrum Analyzer Serial #XLp300A-87201

Reading No./Sample Location	Component/ Substrate	Color	Condition	XRF Lead Content (mg/cm^2)	Result[1]
Calibration	SRM 2573	--	--	1.0	--
Calibration	SRM 2575	--	--	0.3	--
194/Storage N Wall	Wall/Wallboard	White	Intact	<0.1	LSP
195/Storage N Wall	Door Jam/Wood	Blue	Intact	<0.1	LSP
197/North Office W Wall	Wall/CMU	White	Intact	<0.1	LSP
198/North Office N Wall	Window Frame/Metal		Intact	<0.1	LSP
199/South Office W Wall	Wall/Wallboard	White	Intact	<0.1	LSP
200/South Office N Wall	Door Jam/Wood	Dark Brown	Intact	<0.1	LSP
201/South Office N Wall	Inner Door Jam/Wood	Light Brown	Intact	<0.1	LSP
202/South Office S Wall	Door/Wood	Dark Brown	Intact	<0.1	LSP
203/North Office N Wall	Door/Wood	Dark Brown	Intact	<0.1	LSP
207/South Office	*Ceiling/Wallboard*	*White*	*Intact*	*0.16*	*LCP*
209/Work Bay W Wall	Wall/CMU	Light Blue	Intact	<0.1	LSP
210/Work Bay W Wall	*Wall/CMU*	*Dark Blue*	*Intact*	*0.13*	*LCP*
211/Work Bay W Wall	*Door Jam/Metal*	*Dark Blue*	*Intact*	*0.4*	*LCP*
212/Work Bay W Wall	*Door/Metal*	*Dark Blue*	*Intact*	*0.4*	*LCP*
213/Work Bay W Wall	*I-Beam/Metal*	*Dark Blue*	*Intact*	*0.10*	*LCP*
214/Work Bay W Wall	I-Beam/Metal		Intact	<0.1	LSP
215/Work Bay NE Corner	Wall/Wood	White	Intact	<0.1	LSP
216/Work Bay N Wall	Wall/CMU	Light Blue	Fair	<0.1	LSP
217/Work Bay N Wall	Wall/CMU	Dark Blue	Fair	<0.1	LSP
218/Bath/Lockers W Wall	Wall/Wallboard	Blue	Fair	<0.1	LSP
219/Bath/Lockers S Wall	**Wall/Ceramic**	**White**	**Intact**	**14.0**	**LBP**
220/Bath/Lockers E Wall	Partition/Wood	White	Intact	<0.1	LSP
221/Bath/Lockers W Wall	Wall/CMU	White	Intact	<0.1	LSP
222/Locker	**Sink/Porcelain**	**White**	**Intact**	**9.9**	**LBP**
223/Bathroom	Urinal/Porcelain	White	Intact	<0.1	LSP
224/Work Bay	Ceiling Rafters/Wood	White	Intact	<0.1	LSP
226/Work Bay	Support/Wood	White	Intact	<0.1	LSP
227/Work Bay	Pipe/Metal	White	Intact	<0.1	LSP

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228/Work Bay	Ceiling Deck/Wood	White	Intact	<0.1	LSP
230/Paint Booth N Wall	Wall/Metal	White	Intact	<0.1	LSP
231/Work Bay E Wall	*Trim/Wood*	*Blue*	*Intact*	*0.12*	*LCP*
233/Work Bay W Wall	Upper Portion/Stucco	White	Intact	<0.1	LSP
234/Work Bay Ceiling	**Eave/Wood**	**Dark Blue**	**Intact**	**2.3**	**LBP**
235/Work Bay Ceiling	Rafters/Wood	White	Intact	<0.1	LSP
236/Work Bay Ceiling	Rain Gutters/Metal	Dark Blue	Intact	<0.1	LSP
237/Work Bay S End	Window Frame/Metal	White	Intact	<0.1	LSP
240/Exterior S End	Concrete Masonry Unit	White	Intact	<0.1	LSP
243/Exterior S End	Concrete Masonry Unit	Dark Blue	Intact	<0.1	LSP
245/Exterior S End	Concrete Masonry Unit	*Light Blue*	*Intact*	*0.14*	*LCP*

[1] **Bold Text: Lead-Based Paint (LBP) – equal to or exceeding 1.0 mg/cm^2 (0.7 mg/cm^2 in LA County)**
Italicized Text: Lead-Containing Paint (LCP) – equal to or exceeding 0.1 mg/cm^2
Normal Text: Lead-Safe Paint (LSP) – below 0.1 mg/cm^2 limit of detection

*This information has been provided as a courtesy to expedite project handling and should ONLY be utilized after reviewing Evista's formal report in full.

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environmental health systems

LABORATORY CHAIN-OF-CUSTODY

BODY SHOP

SITE ADDRESS
STREET
CITY COVINA ZIP
PM/TECHNICIAN: BYERS

*Rot./Cal. Info: JBT50X

PROJECT #	PROJECT NAME	SAMPLING DATE	TURNAROUND TIME (circle below)
14-3667	CALPINGER CHEV.	07-16-14	3HR<1130am 3HR<430pm SATURDAY. 24HR

CALIBRATION SRM 2573/2575

SAMPLE ID	SAMPLE LOCATION	DESCRIPTION	COMPOSITE	TIME START	TIME STOP	FLOW* START	FLOW* STOP	TIME TOTAL	QUANTITY VOL/AREA	CLASS MM, SM, TSI	FRIABILITY (Y/N)	ANALYSIS TYPE (INCLUDE POS/NEG FOR XRF)
L 194	STORAGE	D. WALL - WB - WHITE - INTACT										CO.1 N
195	STORAGE	D. WALL - DOOR JAM - WOOD - BLUE - INTACT										CO.1 N
197	ST. OFFICE	W. WALL - CMU - WHITE - INTACT										CO.1 N
199	N. OFFICE	N. WALL - WIN FRAME - METAL - INTACT										CO.1 N
199	S. OFFICE	W. WALL - WB - WHITE - INTACT										CO.1 N
200	↓	N. WALL - DOOR JAM - WOOD - DARK BROWN - INTACT										0.09 P
201	↓	↓ INNER DOOR JAM - WOOD - Light Brown - INTACT										CO.1 N
202	S. OFFICE	S. WALL - DOOR - WOOD - DARK BROWN - INTACT										CO.1 N
203	N OFFICE	N. WALL - DOOR - WOOD ↓ - ↓										CO.1 N
209	S. OFFICE	CEILING - WB - WHITE		INTACT								0.16P
209	WORK BAY	W. WALL - CMU - LIGHT BLUE -		INTACT								CO.1N
210	↓	- ↓ - ↓ - DARK BLUE -		↓								0.13P
211		W. WALL - DOOR JAMB METAL - BLUE (DARK) -										0.4D
212		- ↓ - DOOR - - -										0.47
213	↓	- ↓ - I BEAM - - ↓ -		↓								0.10P

DATE	TIME	RELINQUISHED BY	RECEIVED BY
07/16/14		JB	

IMPORTANT LABORATORY NOTES

STOP POSITIVE FOR ALL PLM SAMPLE H.A.'s EXCEPT WALL SYSTEMS

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LABORATORY CHAIN-OF-CUSTODY

SITE ADDRESS
STREET
CITY ZIP
PM/TECHNICIAN: BYERS

*Rot./Cal. Info: JBT50X

BODY SHOP

PROJECT #	PROJECT NAME	SAMPLING DATE	TURNAROUND TIME (circle below)
14-3667	KAISPRINGER CHEV.	07-16-14	3HR<1130am 3HR<430pm SATURDAY. 24HR

CALIBRATION SRM 2573/2575 1.1/03

SAMPLE ID	SAMPLE LOCATION	DESCRIPTION	COMPOSITE	TIME START	TIME STOP	FLOW* START	FLOW* STOP	TIME TOTAL	QUANTITY VOL/AREA	CLASS MM, SM, TSI	FRIABILITY (Y/N)	ANALYSIS TYPE (INCLUDE POS/NEG FOR XRF)
L 214	WORK BAY	- W.WALL - I BEAM - METAL - INTACT										CO.IN
215	↓	- NW CORNER - WALL - WOOD - WHITE - ↓										CO.IN
216	↓	- N. WALL - CMU - light BLUE - FAIR										CO.IN
217	↓	- ↓ - ↓ - DARK BLUE - ↓										CO.IN
218	BATH/LOCKERS	- W.WALL - DW - BLUE - FAIR										CO.IN
219	↓	- S.WALL - CER - WHITE - INTACT										14.0P
220	↓	- E.WALL - PARTITION - WOOD WHITE - ↓										CO.IN
221	↓	- W.WALL - CMU - WHITE - ↓										CO.IN
222	LOCKER	- SINK - PORC. - WHITE - INTACT										9.9P
223	BATH	- URINAL - ↓ - ↓ - ↓										CO.IN
224	WORK BAY	- CIELING - RAFTERS - WOOD - WHITE - INTACT										CO.IN
226	↓	SUPPORT - WOOD - WHITE - INTACT										CO.IN
227	↓	PIPE - METAL - ↓ - ↓										CO.IN
228	↓	CIELING DECK - WOOD ↓ - ↓										CO.IN
230	PAINT BOOTH	- N. WALL - METAL - WHITE INTACT										CO.IN

DATE	TIME	RELINQUISHED BY	RECEIVED BY
07/16/14		JB	

IMPORTANT LABORATORY NOTES

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LABORATORY CHAIN-OF-CUSTODY

SITE ADDRESS
STREET
CITY COVINA ZIP
PM/TECHNICIAN: BYERS

*Rot./Cal. Info: JBT50X

BODY SHOP

PROJECT #	PROJECT NAME	SAMPLING DATE	TURNAROUND TIME (circle below)
14-3667	CARPENTER CHEV.	07-16-14	3HR<1130am 3HR<430pm SATURDAY. 24HR

CALIBRATION SRM 2573/2575

SAMPLE ID	SAMPLE LOCATION	DESCRIPTION	COMPOSITE	TIME START	TIME STOP	FLOW* START	FLOW* STOP	TIME TOTAL	QUANTITY VOL/AREA	CLASS MM, SM, TSI	FRIABILITY (Y/N)	ANALYSIS TYPE (INCLUDE POS/NEG FOR XRF)
L 231	WORK BAY	- E. WALL - BLUE WOOD TRIM - INTACT										0.12P
232	↓	W. WALL - UPPER PORTION - STUCCO WHITE - INTACT										<0.1 N
234	↓	CEILING-EAVE - WOOD - DARK BLUE										2.3 P
235	↓	RAFTERS - WOOD - WHITE -		INTACT								<0.1 N
236	↓	RAIN GUTTERS - METAL DARK BLUE -		INTACT								<0.1 N
237	WORK BAY	- S. END - WINDOW FRAME - METAL - WHITE - INTACT										<0.1 N
240	EXT	- S. END - CMU - WHITE		INTACT								<0.1 N
243	↓	↓ ↓ - DARK BLUE		↓								<0.1 N
↓ 245	↓	↓ ↓ - LIGHT BLUE		↓								0.14P

DATE	TIME	RELINQUISHED BY	RECEIVED BY
07/16/14		GH	

IMPORTANT LABORATORY NOTES

STOP POSITIVE FOR ALL PLM SAMPLE H.A.'s EXCEPT WALL SYSTEMS

EMAIL RESULTS TO: LABRESULTS@EVISTA-EHS.COM.

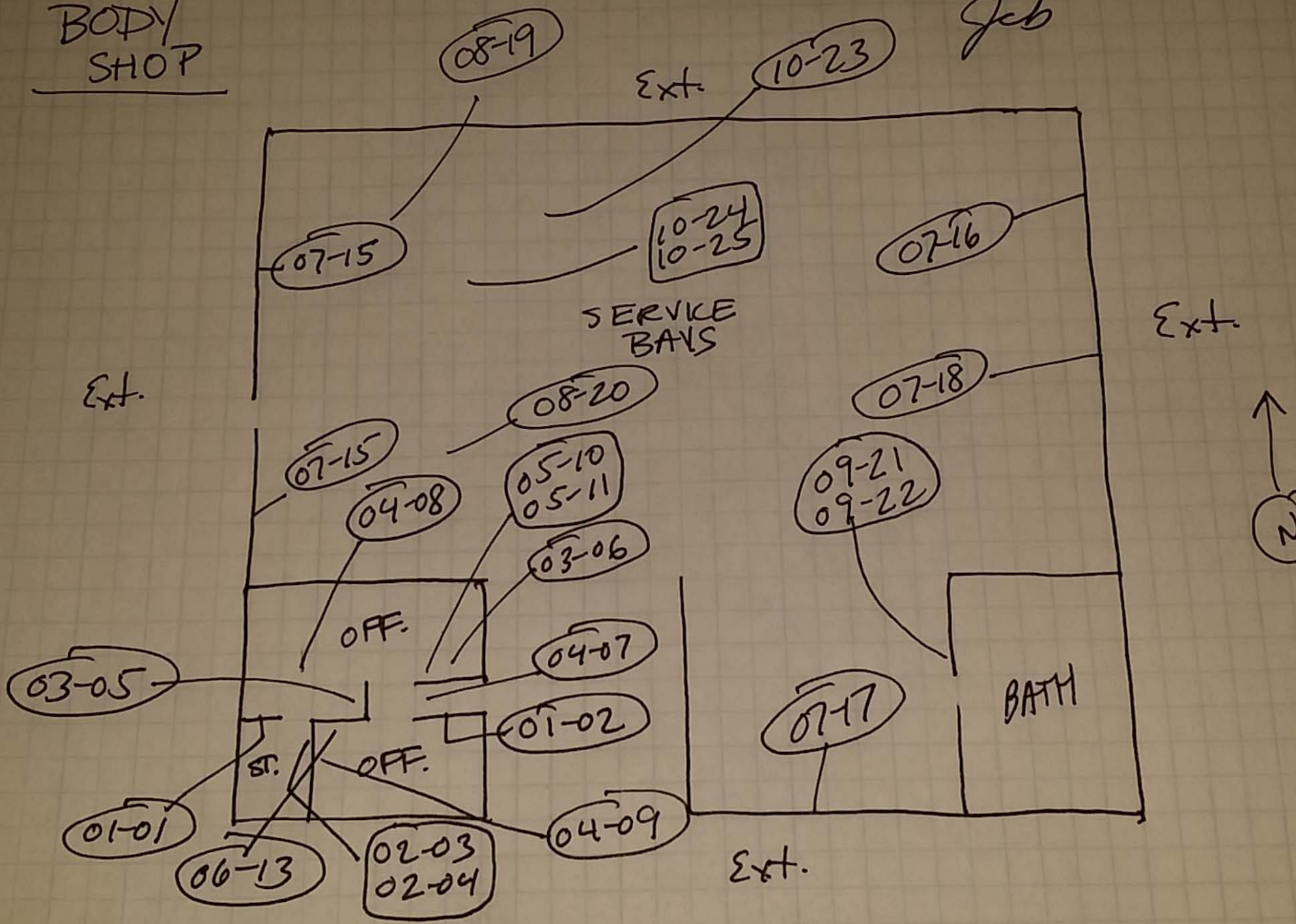
ADDITIONAL EMAIL TO:

ADDITIONAL EMAIL TO:

#14-3667 / CLIPPINGER CHEVROLET

07-16-14 Jcb

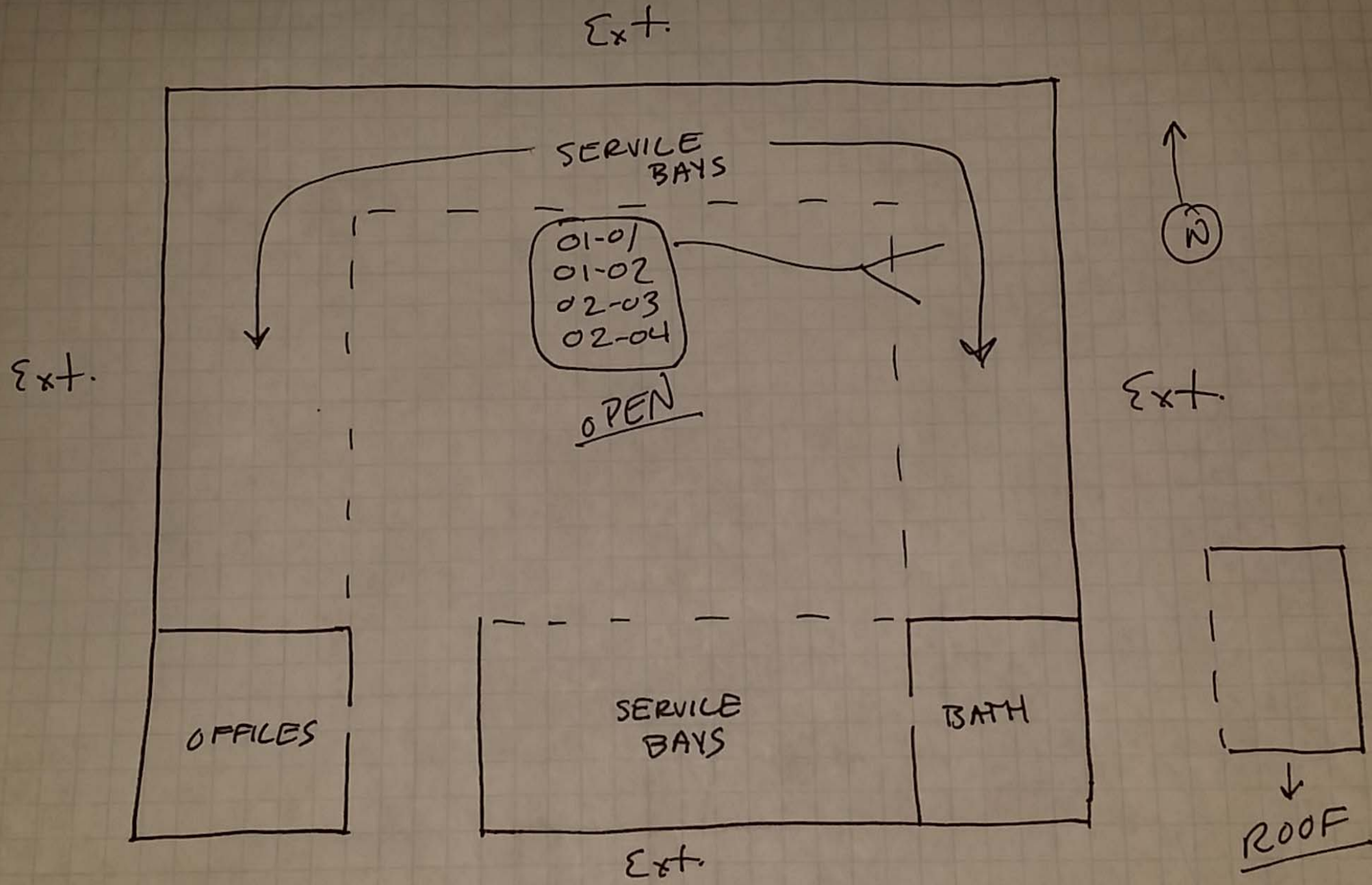
BODY SHOP



14-3667 / CLIPPINGER CHEVROLET

07-18-14
gcb

BODY SHOP



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LEAD DEMOLITION SURVEY

Project Number/Name: 14-3667-FORMER CLIPPINGER CHEVROLET
Address: (Metals Shop)
167 Geneva Place
Covina , CA 91723
Year Built: 1965
Inspection Date(s): 07/16-18/2014

The purpose of this report is to present the findings of Evista Industries, Inc.'s (Evista's) recent Lead Limited Pre-Renovation Survey performed at the subject property. The survey was conducted to determine lead content, if any, within those building materials that may be disturbed during future, limited renovations at the subject property's building(s). Materials that may possibly contain lead, yet not discussed within this report, must be assumed to be Lead-Based Paints (LBPs) until analysis proves otherwise. The following items provide the general parameters and scope of this survey report. Please feel free to contact us to discuss any portion of this report.

- Inspection and sampling by: Byers, Jim, LRC-I/A
- CDPH Certification #: JB-CDPH#14805
- Scope of inspection area(s): Metal Shop
- **This is a modified survey and results are limited to the specific areas and materials sampled. This report is not valid for use outside of the specific area(s) slated for renovation at this exact time or by individuals not associated with the currently proposed renovation work.**

FIELD SURVEY AND ANALYTICAL METHODOLOGY

Lead

Evista's survey technician Byers, Jim is a State of California Department of Public Health (CDPH) licensed Lead-Related Construction Sampling Technician (LRC-ST) per Title 17 of the California Code of Regulations (CCR). The procedures followed during the survey are based on the highest industry standards used for residential properties which can be found in the US EPA "Lead: Renovation, Repair and Painting Program" (EPA 40 CFR Part 745). Homogeneous surface coatings were identified and an appropriate sampling strategy for the subject property's building(s) was developed. Adequate quantities were obtained and placed inside a sterile, airtight bag and labeled with a unique identifying number. The condition, location, and type of material being sampled were recorded. Each individual sample container was then placed inside a larger sterile, airtight bag for submission to an appropriately accredited laboratory for analysis. All bulk samples were identified on a Chain-of-Custody form to document possession of each sample from the time it was collected until the time it was received by the analyzing laboratory.

Alternatively, instantaneous lead content readings were obtained utilizing a handheld X-ray fluorescence (XRF) device. Each suspect surface or component was initially observed to determine the appropriate number of required readings in accordance with both State and Federal regulations and guidelines. An equipment standardization check was performed prior to and at the completion of the day's XRF testing. The XRF analyzer provides simultaneous K- and L-shell lead (Pb) X-ray detection and analysis with automatic positive/negative decision and corrections for substrate bias and age of source to within a defined level of accuracy greater than or equal to 95 percent (%). XRF readings were also identified on a Chain-of-Custody form.

Note that both the US EPA and the CDPH define LBP as any paint or other surface coating containing an amount of lead equal to or exceeding 1.0 milligram per square centimeter (mg/cm^2) surface area of lead or 0.5% lead by weight. The State of California Division of Occupational Safety and Health (DOSH or Cal/OSHA) regulates all construction-related work where an individual may be exposed to lead, regardless of the lead concentration in paint or other surface coatings. Objective data showing that a specific paint or coating contains less than 0.06% lead by weight (equivalent to 600 parts per million [ppm]) constitutes a "negative initial determination" whereby that paint/coating may be "installed" or otherwise

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handled in an intact state by non-protected/trained personnel. However, any other activities such as cutting, sanding, scraping, manual demolition, etcetera, require compliance with Title 8 CCR Section 1532.1 irrespective of lead content.

Analytical Methodology

All lead laboratory testing was conducted in compliance with US EPA Method SW 846 3050B/7000B flame atomic absorption spectrometry analysis. Samples were collected and subsequently analyzed at America Science Team Los Angeles, Inc. (AmeriSci Los Angeles) and/or Micron Environmental Labs, Inc. (Micron). AmeriSci Los Angeles is an appropriately accredited laboratory for lead analysis (AIHA ELLAP #100530), located at 24416 South Main Street, Suite 308, in Carson, CA 90745. Micron is also an appropriately accredited laboratory for lead analysis (AIHA ELLAP #2297), located at 3565 Lexington Ave in El Monte, CA 91731.

RESULTS OF ANALYSIS

Lead

Reading No./Sample Location	Component/ Substrate	Color	Condition	XRF Lead Content (mg/cm^2)	Result[1]
Calibration	SRM 2573	--	--	1.0	--
Calibration	SRM 2575	--	--	0.3	--
246/Metal Shop W Wall	*I-Beam Support/Ceiling*	*Brown*	*Intact*	*0.5*	*LCP*
247/Metal Shop E Wall	**I-Beam Support/Ceiling**	**Brown**	**Intact**	**0.8**	**LBP**
248/Exterior E Wall	*Door Frame/Metal*	*Brown*	*Intact*	*0.21*	*LCP*
249/Exterior E Wall	*Door/Metal*	*Brown*	*Intact*	*0.12*	*LCP*
250/Exterior E Wall	Siding/Metal	White	Intact	<0.1	LSP
251/Exterior	**Stripping/Concrete**	**Yellow**	**Poor**	**3.5**	**LBP**
252/Northeast Shed	Frame Work/Metal	White	Intact	<0.1	LSP
253/Northeast Shed W Wall	Frame/Wood	White	Intact	<0.1	LSP
254/Northeast Shed E Wall	Wall/Metal	White	Intact	<0.1	LSP
255/Exterior E Wall	Gutter/Metal	Brown	Intact	<0.1	LSP

[1] See Regulatory Requirements section below for definition/additional information.

*See attached laboratory results or XRF spreadsheet.
**Additional painted/coated surfaces not listed in this report may be discovered or encountered, and must be assumed to contain lead in a regulated amount until sample collection and subsequent analysis prove otherwise.
***Evista recommends that an experienced and knowledgeable contractor perform work using CDPH-accredited lead workers where lead is found in concentrations >0.06% (600 ppm) or comparable 0.1 mg/cm^2 by XRF.

RECOMMENDATIONS/REGULATORY SUMMARY

In light of Evista's property survey and analytical results, the following recommendations should be adhered to in order to eliminate the potential exposure of individuals to airborne lead/lead-containing dust:

- ✓ Proceed normally with renovations if NO lead was detected
- ✓ Regularly monitor LBPs/LCPs that are currently in good condition and are not to be disturbed
- ✓ Properly repair or remove all damaged LBPs/LCPs
- ✓ Properly remove all LBPs/LCPs that may be disturbed
- ✓ Obtain regulatory approval as appropriate (i.e., CDPH, DOSH or Cal/OSHA, etcetera where LBP/LCP is significantly disturbed)
- ✓ Adhere to the following regulatory requirements at a minimum

REGULATORY REQUIREMENTS

Lead

The CDPH currently defines LBP as paint or other surface coating with lead levels equal to or exceeding 1.0 mg/cm^2 or 0.5% by weight. However, DOSH or Cal/OSHA regulates paints or surfaces with lead levels equal to or exceeding 0.1 mg/cm^2 or 0.01 % by weight.

Lead-Based Paint (LBP)*:* paint or other surface coating that contains lead equal to or in excess of 1.0 mg/cm^2 lead per surface area (0.7 mg/cm^2 in Los Angeles County), 0.5% by weight, or 5,000 ppm. LBP removal and disposal must be performed in accordance with CDPH regulations in residential or public buildings and the US Department of Housing and Urban Development (HUD) and 2010 Toxic Substances Control Act (TSCA) Renovation, Repair and Painting Rule (RRP) in pre-1978 target housing and child-occupied facilities. DOSH or Cal/OSHA requirements must also be followed where employees may be occupationally exposed to lead.

Lead-Containing Paint (LCP): paint or other surface coating containing less than 1.0 mg/cm^2 lead per surface area (0.7 mg/cm^2 in Los Angeles County), 0.5% by weight, or 5,000 ppm. LCP removal and disposal must be performed in accordance with DOSH or Cal/OSHA regulations and can be handled by a regular contractor who has prepared a DOSH or Cal/OSHA lead compliance plan/program for the protection of its workers.

Lead-Safe Paint (LSP): painted material or surfaces containing lead levels below 90 ppm of lead which is equivalent to the lead amount in current cans of paint sold over the counter throughout the US (approved by the Consumer Product Safety Commission).

City of San Diego, CA Lead Requirements – Ch. Art. Div. 5 4 10 San Diego Municipal Code Chapter 5: Public Safety, Morals and Welfare (4-2008): (1) A visual inspection to verify the absence of visible dust or debris must be performed upon the completion of all activities which disturb or remove paint (A) Where the paint is presumed lead-based paint covering a surface area and/or (B) Where lead-based paint testing performed on the paint revealed lead levels greater than 1000 ppm or 0.5 mg/cm^2. A renovator shall record the results of the visual inspection on the form provided by the City of San Diego, shall maintain that form for a minimum of three years, and shall make all such forms available to the City of San Diego upon request. (2) A clearance inspection must be performed upon the completion of all activities which disturb or remove paint and after visual inspection (A) Where the paint is presumed lead-based paint covering a surface area and/or (B) Where lead-based paint testing performed on the paint revealed lead levels greater than 5000 ppm or 1.0 mg/cm^2. (3) The lead-safe work practice clearance inspection standards shall be performed only by a Certified Lead-Related Construction Inspector/Assessor or Project Monitor. (4) All clearance inspection procedures shall be in compliance with 40 Code of Federal Regulations part 745.227, as it may be amended from time to time, and shall meet title 17 of the California Code of Regulations clearance guidelines, as it may be amended from time to time. (Amended 4-8-2008 by O-19730 N.S; effective 5-8-2008).

LIMITATIONS

This survey was conducted in conformance with EPA, CDPH, and/or OSHA Guidelines. Evista utilizes established best practices and techniques in accordance with regulatory standards while performing this service. Evista cannot be responsible for changing conditions that may alter relative exposure risk or for future changes in accepted methodology. Evista does not guarantee either expressed or implied that all lead material(s) were sampled during this survey. Evista was retained only to perform the lead survey on accessible material(s) within the scope of work. The findings shall only be applicable to the sample(s) taken at the exact sample(s) location(s) and at the time that the sample(s) were collected. In some cases, hidden or indistinguishable material(s) may not have been sampled. Materials that were not sampled shall be assumed to be LBP. Finally, Evista shall not be held responsible for the deficiencies or omissions of others in relation to the services contracted herein.

QUALIFICATIONS

Individuals comprising the organization of Evista Industries, Inc. are accredited by the CDPH for Lead-Related Construction inspection/testing. The pertinent certifications conform to the US and California requirements mandating that all certification training courses/refreshers remain current. See below for more information.

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“Certified lead inspector/assessor” means an individual who has received a certificate or an interim certificate from the Department as a “certified lead inspector/assessor”. Note: Authority cited: Sections 105250, 124160 and 131200, Health and Safety Code. Reference: Sections 105250, 124160 and 131051, Health and Safety Code.

“Certified lead sampling technician” means an individual who has received a certificate or an interim certificate from the Department as a “certified lead sampling technician”. Note: Authority cited: Sections 105250, 124160 and 131200, Health and Safety Code. Reference: Sections 105250, 124160 and 131051, Health and Safety Code.

Sincerely,

Michael Nave
Consulting Operations Manager
CAC No. 07-4253
LRC-I/A/PM No. 13158

Jeremy Gress, CIH
VP Consulting Operations
CAC No. 03-3354
LRC-I/A No. 17672

Attachments: XRF Data Results & Project Site Diagram (oriented to magnetic north)

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LEAD-BASED PAINT XRF INSPECTION REPORT

Project Number/Name: 14-3667-FORMER CLIPPINGER CHEVROLET
Address: (Metals Shop)
167 Geneva Place
Covina , CA 91723
Inspection Date(s): 07/16

NITON Spectrum Analyzer Serial #XLp300A-87201

Reading No./Sample Location	Component/ Substrate	Color	Condition	XRF Lead Content (mg/cm^2)	Result[1]
Calibration	SRM 2573	--	--	1.0	--
Calibration	SRM 2575	--	--	0.3	--
246/Metal Shop W Wall	*I-Beam Support/Ceiling*	*Brown*	*Intact*	*0.5*	*LCP*
247/Metal Shop E Wall	**I-Beam Support/Ceiling**	**Brown**	**Intact**	**0.8**	**LBP**
248/Exterior E Wall	*Door Frame/Metal*	*Brown*	*Intact*	*0.21*	*LCP*
249/Exterior E Wall	*Door/Metal*	*Brown*	*Intact*	*0.12*	*LCP*
250/Exterior E Wall	Siding/Metal	White	Intact	<0.1	LSP
251/Exterior	**Stripping/Concrete**	**Yellow**	**Poor**	**3.5**	**LBP**
252/NE Shed	Frame Work/Metal	White	Intact	<0.1	LSP
253/NE Shed W Wall	Frame/Wood	White	Intact	<0.1	LSP
254/NE Shed E Wall	Wall/Metal	White	Intact	<0.1	LSP
255/Exterior E Wall	Gutter/Metal	Brown	Intact	<0.1	LSP

[1] **Bold Text: Lead-Based Paint (LBP) – equal to or exceeding 1.0 mg/cm^2 (0.7 mg/cm^2 in LA County)**
Italicized Text: Lead-Containing Paint (LCP) – equal to or exceeding 0.1 mg/cm^2
Normal Text: Lead-Safe Paint (LSP) – below 0.1 mg/cm^2 limit of detection

*This information has been provided as a courtesy to expedite project handling and should ONLY be utilized after reviewing Evista's formal report in full.

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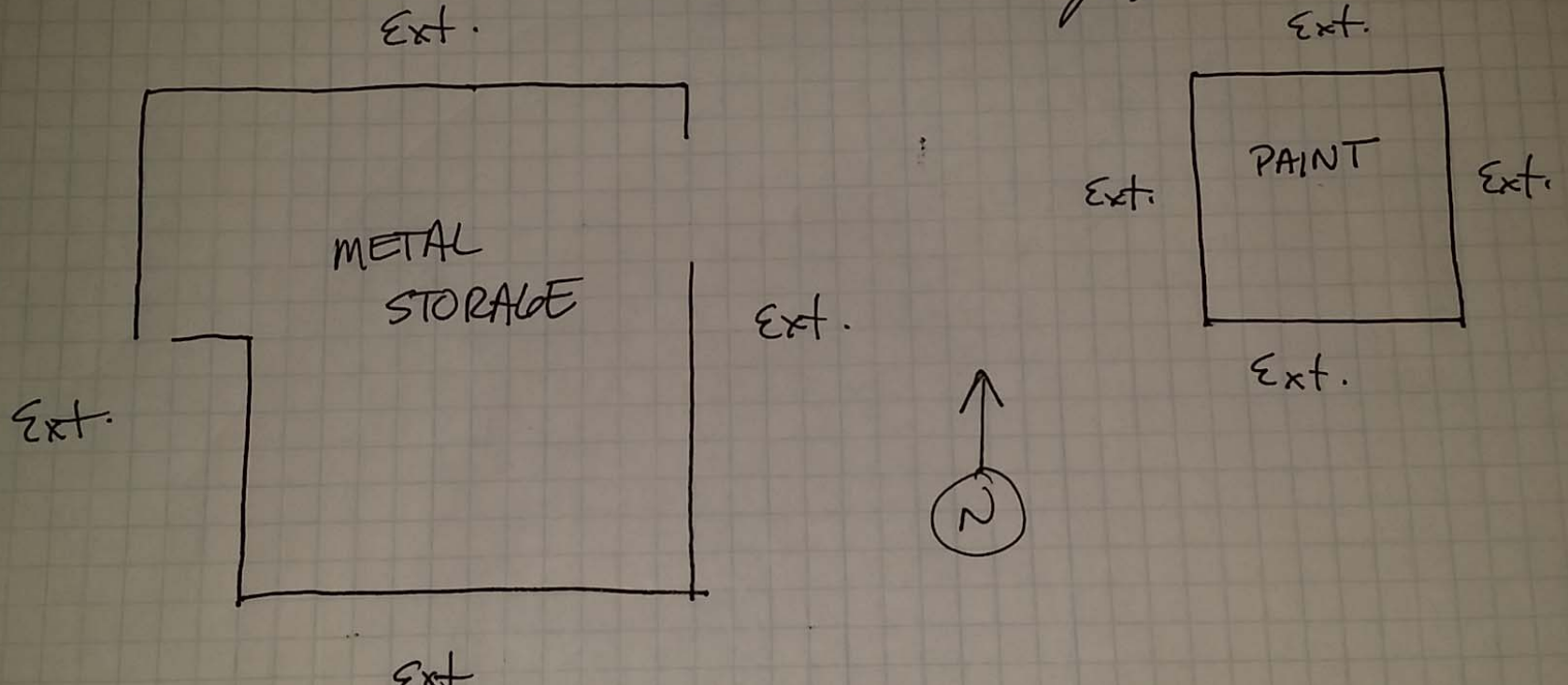
#14-3667 / CLIPPINGER CHEVROLET 07-16-14



NO SUSPECT MATERIALS

Phase I Environmental Assessment Report

Subject Property Located at 137 West San Bernardino Road and 141 Geneva Place Covina, California 91723

December 28, 2015 **Project: 15-211**

Prepared for: **Bentley Real Estate**
100 N. Barranca Street, Suite 900
West Covina, CA 91791

Prepared by:

Waterstone Environmental, Inc.
2936 East Coronado Street
Anaheim, California 92806
(714) 414-1122; Fax (714) 414-1166

Proprietary Notice:

The report and its contents are PRIVILEGED AND CONFIDENTIAL INFORMATION. This document should not be duplicated or copied under any circumstances without the express permission of Waterstone Environmental, Inc. The purpose of the report is to allow the client listed above to evaluate the potential environmental liabilities at the Subject Property. Any unauthorized reuse of Waterstone Environmental Inc. reports or data will be at the unauthorized user's sole risk and liability.

Phase I Environmental Assessment Report

Subject Property Located at
137 West San Bernardino Road and 141 Geneva Place
Covina, CA 91723

December 28, 2015 **Project: 15-211**

Prepared by:

Richard A. Vogl, PG, CEG, CHG
Principal Hydrogeologist

REGISTERED GEOLOGIST
Richard A. Vogl
No. 5526
4-30-2015
STATE OF CALIFORNIA

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F Topographic Map Report
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H Agency Documentation
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K State of California State Water Resources Control Board Order WQ 2014-0192-UST Low-Threat Closure for UST Case dated November 15, 2014 and UST Case Closure Letter Dated April 8, 2015

Section 1.0
Introduction

1.1 Purpose

Waterstone Environmental, Inc. ("Waterstone") has been retained by Bentley Real Estate, LLC to prepare a Phase I Environmental Site Assessment ("Phase I") for the property located at 137 West San Bernardino Road and 141 Geneva Place, in Covina, California, 91723 ("Subject Property"; APN 8431-015-042 and 8431-014-008, 015 see Figure 1). The Subject Property is a former Chevrolet car dealership with service bays. The buildings were reportedly built in approximately 1965 with one of the building on the 141 Geneva Place parcel being built in 1979.

The sole purpose of this environmental assessment is to identify Recognized Environmental Conditions ("REC") for the Subject Property. This assessment was conducted utilizing generally accepted Phase I industry standards in accordance with the American Society of Testing and Materials ("ASTM") Standard E 1527-13 – Phase I Environmental Site Assessment Process and All Appropriate Inquiry ("AAI").

For the purpose of this report, and as defined by the ASTM, a REC means "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any 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 RECs.

The work was conducted pursuant to authorization to proceed with the project by Mr. Tarif Alhassen of Bentley Real Estate, LLC.

1.2 Scope of Work

The following scope of work was performed to accomplish the Phase I objectives:

- **Visual Inspection** - A visual evaluation of the Subject Property was conducted in readily accessible areas to identify RECs. Additionally, visual observations of adjoining properties were made from the vantage point of the Subject Property as well as from public right-of-ways to determine the potential impact of these sites on the Subject Property.
- **Subject Property Interview** - Interviews were requested of individuals knowledgeable and familiar with the Subject Property.
- **Records Review** - Available environmental reports, agency records, Sanborn Maps and historical aerial photographs of the Subject Property and surrounding areas were reviewed.
- **Agency Document Review** - Appropriate regulatory agencies were contacted for information regarding hazardous materials use, storage, and/or releases at the Subject Property.

- **Published Database Review** - Published governmental agency databases were reviewed to identify properties within ASTM-specified radii of the Subject Property with a reported environmental concern or incident. Waterstone subcontracted the government agency database search to Environmental Data Resources, Inc. ("EDR").
- **Additional Regulatory Review -** Appropriate regulatory agencies were contacted and available records for properties that may negatively impact the Subject Property were reviewed.
- **Report Preparation** - A summary report was prepared of the environmental assessment findings and conclusions.
- **Environmental Professional** – All Subject Property inquiry was conducted by an environmental professional or under the supervision of an environmental professional.
- **Required Purchaser Activities** – It is the responsibility of the purchaser to assess the purchase price compared to fair market value, conduct a search for environmental cleanup liens, inquire about commonly known or ascertainable information that may affect the environmental conditions of the Subject Property, and provide any specialized knowledge or experience as the landowner or grantee.

1.3 Limitations and Exceptions

If topics are not explicitly discussed within this document, the reader should not assume those topics have been investigated. For example, physical testing, other than that specifically detailed in this document, was not performed. The work performed in conjunction with this study and data developed are intended as a description of available information on the dates and at the locations described. This report does not warrant against future operations or conditions, nor does it warrant against:

- Operations which are not in evidence from visual observations or search of published agency records, or facts that were concealed, withheld, or not fully disclosed at the time the inspection was conducted.
- Conditions that could only be determined by physical sampling or intrusive testing.
- Conditions on locations other than the User-provided Subject Property address and/or legal parcel description.

This report is not intended to address, assess, or otherwise determine whether soil or groundwater contamination, waste emplacement, existing or threatened mold/fungus growth, asbestos containing building materials, and/or lead-based paint actually exists at the Subject Property. Such determination would require comprehensive subsurface exploration and/or other sampling activities, which were beyond the scope of service for this assessment. Additionally, this report does not serve as a comprehensive wetlands, mining, oil, pipeline, and/or gas well survey.

This report summarizes an environmental investigation conducted for the Subject Property. Although conditions at neighboring properties may impact the Subject Property and, to the extent

they were identified, were included in the Subject Property evaluation, this report does not serve as an assessment of sites other than the Subject Property.

1.4 Reliance

The Phase I Environmental Assessment was performed in accordance with a request by Mr. Tarif Alhassen of Bentley Real Estate, LLC. The work was performed in accordance with the terms and conditions of the existing contract for the environmental evaluation of the Subject Property for the exclusive use of Bentley Real Estate, LLC, or their lender. This party intends to rely upon this report as an assessment of the existing physical condition of the Subject Property for due diligence purposes for the possible purchase, sale, or refinancing of the property. Waterstone recommends that any authorized party intending to rely upon the report independently determine whether the scope of services meets their expectations for an acquisition or other transaction.

Waterstone's professional services were performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable due-diligence professionals practicing in the Phase I Environmental Assessment due-diligence consulting field in this or similar localities at this time. No other warranty, expressed or implied, is made as to the professional opinions described in this report. Waterstone is not responsible or liable for any claims that are associated with the interpretation of the available information. Additionally, Waterstone is not responsible for any claims from third parties not associated with the User, unless this report is assigned in its entirety to a party acceptable to Waterstone.

Note: Waterstone exercised the usual and customary professional care in its efforts to assess property environmental law/code/regulation compliance. However, it is beyond the scope of a Phase I Environmental Assessment to provide definitive and thorough opinions regarding environmental compliance. Due to the existence of literally thousands of laws, codes, and regulations pertaining to the environment, Waterstone does not represent that any observations in this Phase I Environmental Assessment are a complete and definitive opinion regarding regulatory compliance.

Waterstone has based its assessment on prior Subject Property histories, interviews, a review of available records, and observations of activities during a physical site inspection. Some or all of this information has been reported to Waterstone from several sources. Waterstone has relied on this reported information and data without further verification or validation of its accuracy.

1.5 Environmental Professional Statement

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess the nature, history, and setting of the Subject Property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. (See Appendix A for Environmental Professional Resume.)

1.6 Proprietary Notice

This document is privileged and confidential information and should not be duplicated or copied without the express permission of Waterstone Environmental, Inc. Any unauthorized reuse of Waterstone reports or data will be at the unauthorized user's sole risk and liability.

Section 2.0
User Provided Information

Waterstone has performed this Phase I ESA for Bentley Real Estate, LLC. As such, Bentley Real Estate, LLC is considered the "User" of the report, as defined under ASTM Standard Practice E 1527-13. In order to satisfy the requirements of AAI and to qualify for one of the Landowner Liability Protections ("LLPs") offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the User must provide certain information regarding the history of the property, its use, and its fair market value.

As part of this Phase I ESA, Waterstone requested certain information from the User. (See Appendix B – User Questionnaire) The information requested and associated responses are outlined in the remainder of this section of the report.

2.1 Reason for Performing the Phase I ESA

Waterstone understands that this assessment has been performed for the User for due diligence purposes as required by the City of Covina. This Phase I ESA was conducted in accordance with AAI in an effort to qualify for the bona fide prospective purchaser exception to CERCLA liability. It has also been performed as a risk management and due diligence procedure in connection with a real estate transaction in accordance with general industry standards which include ASTM Standard E 1527-13.

2.2 Title Records, Liens, and Property Use Limitations

Waterstone was not provided with preliminary title records or lien information for the property. Waterstone has assumed that this information will be obtained by Bentley Real Estate, LLC.

Waterstone interviewed the User regarding the Subject Property's usage and history. The interviewee was not aware of any property use limitations.

With reference to Activity Use Limitations (AUL) that are in place on the Subject Property or that have been filed or recorded in a registry (40 CFR 312.26), the User has no knowledge of any AULs, such as engineering controls, land use restrictions, or institutional controls that are in place at the Subject Property and/or have been filed or recorded in a registry under federal, tribal, state or local law and none were noted.

2.3 Specialized Knowledge, Commonly Known & Degree of Obviousness

With reference to specialized knowledge or experience of the person seeking to qualify for LLPs (40 CFR 312.28), Waterstone interviewed the User who stated he had no specialized knowledge or experience related to the Subject Property or nearby properties other than the information Waterstone has provided in this Phase I Report which Waterstone previously discussed with the User.

With reference to commonly known or reasonably ascertainable information about the Subject Property (40 CFR 312.30), the User was not aware (other than the information Waterstone has provided in this Phase I report which Waterstone previously discussed with the User) of commonly known or reasonably ascertainable information about the Subject Property that would help the environmental professional to identify conditions indicative of releases or threatened releases, such as the historical past uses of the Subject Property:

1. Specific chemicals that are present or once were present at the Subject Property;
2. Spills or other chemical releases that have taken place at the Subject Property; and
3. Environmental cleanups that have taken place at the Subject Property.

With reference to the degree of obviousness of the presence or likely presence of contamination at the Subject Property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31), the User, based on knowledge and experience related to the Subject Property, was not aware of any obvious indicators that point to the presence or likely presence of contamination at the Subject Property other than the information Waterstone has provided in this Phase I report which Waterstone previously discussed with the User.

Waterstone requested from the User any other specialized knowledge regarding the environmental conditions associated with the Subject Property. The User did not have any specialized knowledge of RECs or other conditions of environmental concern at the Subject Property other than the information Waterstone has provided in this Phase I report which Waterstone previously discussed with the User.

2.4 Value Reduction for Environmental Issues

Waterstone interviewed the User regarding the relationship of the prospective purchase price to the fair market value of the Subject Property if it were not contaminated (40 CFR 312.29). The User indicated that, to his knowledge, the prospective purchase price for the Subject Property reasonably reflects its fair market value and has not been reduced due to contamination known or believed to be present.

Section 3.0
General Subject Property Characteristics

3.1 Subject Property General Description

The Subject Property is currently a commercial property with the following major characteristics:

Subject Property Characteristics Summary Table

Property Characteristics	Observations
Total Subject Property Lot Size	Approximately 3.7 and 1.25 acres
Building Descriptions	Single story buildings and service bays built in approximately 1965
Street Address	137 West San Bernardino Road and 141 Geneva Place, Covina, California 91723
County	Los Angeles County
Assessor's Parcel Number (APN)	8431-015-042 and 8431-014-008, 015
Distance to Major Landmark	The Subject Property is approximately 1.25 miles north of Interstate 10
Current Use	Used Auto Sales
Current Owner	Bentley Real Estate, LLC

The history and Subject Property inspection observations are further discussed in Sections 5.0 and 6.0, respectively.

3.2 Adjacent Properties

The Subject Property is located within a commercial/residential area of the City of Fountain Valley, Orange County, California (See Figure 1). At the time of the Subject Property inspection, the properties adjacent to the Subject Property were characterized as the following (see Figure 2):

North: Metrolink Structure.

Northeast: Dynotune Chassis - suspension, wheels, tires & accessories.

South: W. San Bernardino Road. Across the street is a former auto dealership currently undergoing re-development.

East: N. Citrus Avenue. Commercial across the street including Old Covina Antique Emporium.

West: Commercial along W. San Bernardino Road and residential off the main street.

Section 4.0
Environmental Setting

The following summarizes the general environmental setting of the Subject Property.

4.1 Regional Setting

The Subject Property is situated near latitude 34.0905 (north) and longitude 117.8914 (west) at an approximate elevation of 554 feet above mean sea level. The topography of the Subject Property and vicinity slopes to the west-southwest, as shown in the Baldwin Park, California USGS Topographic Map. A topographic map is provided in the Physical Source Settings Summary section of the EDR Radius Map report. The Subject Property is not located within a 100- or 500-year flood zone.

4.2 General Geologic Conditions

The Subject Property is located in the City of Covina in Los Angeles County, within the Peninsular Ranges geomorphic physiographic province of California. According to the California Department of Conservation, this area is described as follows:

> A series of ranges is separated by northwest trending valleys, subparallel to faults branching from the San Andreas Fault. The trend of topography is similar to the Coast Ranges, but the geology is more like the Sierra Nevada, with granitic rock intruding the older metamorphic rocks. The Peninsular Ranges extend into lower California and are bound on the east by the Colorado Desert. The Los Angeles Basin and the island group (Santa Catalina, Santa Barbara, and the distinctly terraced San Clemente and San Nicolas islands), together with the surrounding continental shelf (cut by deep submarine fault troughs), are included in this province.

No fault zones are identified on the Subject Property or within one-mile of the Subject Property in the EDR Report Physical Settings Source Summary.

4.3 Groundwater Conditions

The Subject Property is located in Los Angeles County, within the San Gabriel Valley Groundwater Basin (4-13) of the South Coast Hydrologic Region. According to the California Department of Water Resources (2004; California Groundwater Bulletin 118), this area is classified as:

> The San Gabriel Valley Groundwater Basin is located in eastern Los Angeles County and includes the water-bearing sediments underlying most of the San Gabriel Valley and includes a portion of the upper Santa Ana Valley that lies in Los Angeles County. This basin is bounded on the north by the Raymond fault and the contact between Quaternary sediments and consolidated basement rocks of the San Gabriel Mountains. Exposed

consolidated rocks of the Repetto, Merced, and Puente Hills bound the basin on the south and west, and the Chino fault and the San Jose fault form the eastern boundary (DWR 1966). The Rio Hondo and San Gabriel drainages have their headwaters in the San Gabriel Mountains, then surface water flows southwest across the San Gabriel Valley and exit through the Whittier Narrows, a gap between the Merced and Puente Hills. Precipitation in the basin ranges from 15 to 31 inches, and averages around 19 inches.

The water-bearing materials of this basin are dominated by unconsolidated to semi-consolidated alluvium deposited by streams flowing out of the San Gabriel Mountains. These deposits include Pleistocene and Holocene alluvium and the lower Pleistocene San Pedro Formation.

Recharge of the basin is mainly from direct percolation of precipitation and percolation of stream flow. Stream flow is a combination of runoff from the surrounding mountains, imported water conveyed in the San Gabriel River channel to spreading grounds in the Central subbasin of the Coastal Plain of Los Angeles Groundwater Basin, and treated sewage effluent (DWR 1966). Subsurface flow enters from the Raymond Basin, from the Chino subbasin and from fracture systems along the San Gabriel Mountain front (DWR 1966; DWR 1971).

According to the State of California State Water Resources Control Board (Order WQ 2014-0192-UST) issued for the Subject Property, the depth to groundwater at the Subject Property is estimated to be greater than 200 feet below ground surface (bgs).

Section 5.0
Government Database Review

5.1 Government Databases Searched

An investigation of the government environmental databases related to the Subject Property and the nearby area was conducted to identify potential RECs that may be recorded in government database systems or files. Properties that have or may have the potential for existing or future Subject Property contamination, environmental liabilities, or the potential for contamination migration to surrounding areas are listed in this report. The information pertaining to the sites on the regulatory databases was obtained from the *EDR Radius Map Report with GeoCheck* (See Appendix C) provided by EDR. The databases searched are detailed in the EDR Radius Map report. The results of the Subject Property and Surrounding Property listings are summarized in Sections 5.2 and 5.3, respectively.

5.2 Subject Property Summary

The Subject Property address was listed in the EDR Report under 15 separate listings including HAZNET (4), RGA LUST, UST, SWEEPS UST, Los Angeles County HMS (3), RCRA-SQG, FINDS, CA FID UST, LUST, and HIST UST.

The results of file reviews are summarized in Section 6.2 of this report.

5.3 Surrounding Properties Summary

Twelve (12) federal, twenty-three (23) state, and fifty (50) local or other listings are provided in the EDR Report's summary of government databases.

The findings of the EDR Government Database Report for the Subject Property are summarized in Table 1 below for some of the closer sites:

Table 1
EDR Government Database Summary Table
137 W. San Bernardino Road, Covina, California

Property Name	Property Address	EDR Direction - Distance	EDR ID	Databases	Comments
Less Than 1/8 Mile					
Clippinger Chevrolet Inc.	Subject Property – 137 W. San Bernardino RD	Site - 0	A1	HAZNET	Haznet listing for site 2001, 2002, and 2003, 2003 for oil/water separation sludge and 2000 for aqueous solution with total organic residues less than 10 percent.
Clippinger Chevrolet Inc.	Subject Property – 137 W. San Bernardino RD	Site - 0	A2	HAZNET	Haznet listing for site for 2011 for aqueous solution with total organic residues less than 10 percent, other inorganic solid waste, unspecified solvent mixture, and hydrocarbon solvents (benzene, hexane, Stoddard, etc.).
West Covina Motors, Inc.	Subject Property – 137 W. San Bernardino RD	Site - 0	A3	RGA LUST	2009, 2010, 2011, 2012.
Hassen Development Corporation	Subject Property – 137 W. San Bernardino RD	Site - 0	A4	HAZNET	Haznet listing for 2014 for waste oil and mixed oil (1.444 tons)
Clippinger Chevrolet Inc.	Subject Property – 137 W. San Bernardino RD	Site - 0	A5	SWEEPS UST, Los Angeles Co. HMS	Referral date 6-30-89, 5 USTs. Tank use unknown.
Clippinger Chevrolet Oldsmobile	Subject Property – 137 W. San Bernardino RD	Site - 0	A6	RCRA-SQG	RCRA-SQG for 2000 for tetrachloroethylene.
West Covina Motors, Inc.	Subject Property – 137 W. San Bernardino RD	Site - 0	A7	CA FID UST, Los Angeles Co. HMS	CA FID UST active, LA Co. HMS permit status closed.
Clippinger Chevrolet	Subject Property – 137 W. San Bernardino RD	Site - 0	A8	Los Angeles Co. HMS	Facility status open.
West Covina Motors, Inc.	Subject Property –	Site - 0	A9	LUST. HIST UST.	Completed case closed 4-8-2015. Global ID T10000000549. Nine

	137 W. San Bernardino RD				USTs installed 1965. Contents were product, waste oil, lube oil, lube oil, lube oil, waste oil, unleaded (1962), diesel (1980), and diesel (1980), respectively.
Covina Mt View Venture	Subject Property – 137 W. San Bernardino RD	Site - 0	A10	HAZNET	Haznet listing 2005 for asbestos containing waste.
Elite Ford Body Shop	127 W. San Bernardino Rd.	ESE-223 ft.	B11	RCRA-SQG	2002. Ignitable waste, barium, chromium, lead, spent halogenated solvents, and spent non-halogenated solvents.
Ray Andrews Ford	116 W. San Bernardino Rd.	ESE-304 ft.	B12	CA FID UST	Status active.
Ray Andrews Ford	116 W. San Bernardino Rd.	ESE-304 ft.	B13	HIST UST	Seven USTs including 4 waste oil, one regular product, one unleaded product, and one product premium.
Elite Ford	116 W. San Bernardino Rd.	ESE-304 ft.	B14	RCRA-SQG, UST, SWEEPS UST, FINDS, Los Angeles Co. HMS	Ignitable waste and tetrachloroethylene for 2002. SWEEPS UST referral date June 1990, MV Fuel Leaded and Unleaded. Status active. LA Co. HMS permit closed, facility status open.
Tulving Chevron Service	503 N. Citrus	East-350 ft.	C15	EDR Historical Auto Station	1955 and 1956.
Revere Extruders Inc.	600 N. 3rd Ave.	WNW-371 ft.	16	RCRA-SQG. Historical generators, SWEEPS UST, HIST UST, CA FID UST, LA CO. HMS.	SQG 1996. LQG 1980. SWEEP UST 1989. HIST UST 3 USTS, 2 diesel, one unleaded product.CA FID UST status active, LA Co, HMS status removed.
Rods Auto Care, BO S Auto	516 N. Citrus Ave.	East-393 ft.	C17	EDR Historical Auto Stations	1999 Rods Auto Care, 2004 and 2005 BO S Auto.
C&M Auto Repair	522 N. Citrus Ave.	ENE-400 ft.	C18	EDR Historical Auto Stations	1999, 2001- 2012
Covina Auto Body	559 N. Citrus	NNW-428 ft.	19	RCRA-SQG, FINDS, HAZNET, LA Co. HMS.	1987 RCRA-SQG, 1990 FINDS, HAZNET 1997 oxygented solvent, 1998 unspecified solvent mixture, 1999 other organic solids and unspecified solvent mixture, 2000 oxygenated solvents. LA County HMS status open.
Covina Redevelopment Agency	547 N. Citrus Ave.	NE-467 ft.	D20	UST	
Covina Auto Body Shop	559 N. Citrus Ave.	NE-472 ft.	D21	EDR Historical Auto Station	1999.
The Transmission	569 N.	NE-525 ft.	D22	EDR Historical	1999, 2005, 2006, 2008, 2009,

House	Citrus Ave.			Auto Station	and 2010.
The Transmission House	569 N. Citrus Ave	NE-525 ft.	D23	RCRA-SQG, FINDS, HAZNET, Los Angeles Co. HMS	RCRA-SQG 1994. HAZNET 1996 oil/water separation sludge, 1997 unspecified aqueous solution, 2002 waste oil and mixed oil, 2011 waste oil and mixed oil. LA Co. HMS status open.
Burbank Cleaners & Tailors	116 E. San Bernardino Rd.	East-547 ft.	E24, E25	EDR Historical Cleaners	1930, 1926.
Stevenson WM	116 E. San Bernardino Rd.	East-547 ft.	E26	EDR Historical Cleaners	1937
Ferst Jacob	119 E. San Bernardino Rd.	East-559 ft.	E27	EDR Historical Cleaners	1926, 1930.
Auto Innovations Inc.	579 N. Citrus Ave.	NE-573 ft.	F28	EDR Historical Cleaners	2009.
City of Covina	400 N. Citrus Ave.	SE-582 ft.	G29	UST Los Angeles County HMS	Facility status removed, facility status open.
City of Covina Fire Station 1	400 N. Citrus Ave.	SE-582 ft.	G30	SWEEPS UST, HIST UST,	Referral date 9-26-1990, active. Two USTs regular unleaded 15K gallon and diesel fuel 3K gallon. Installed 1975, active.
Covina Radiator Service, Dyno Tune & Muffler	583 N. Citrus Ave.	NE-587 ft.	F31	EDR Historical Auto Station	1999, 2003, 2004, 2005, 2006, 2007, 2008, and 2009.
Superior Super Service Station	101 W. Orange St.	SE-602 ft.	G32	EDR Historical Auto Station	1931.
Colin's Bob Tire Service	401 N. Citrus Ave.	SE-603 ft.	G33	EDR Historical Auto Station	1955, 1956, and 1959.
City of Covina Fire Station 1	400 Citrus Ave N.	SE-608 ft.	G34	LUST, LUST REG 4.	Global ID T0603704104, 12-21-1992 completed case closed. LUST Reg 4 case closed 12-21-1992.
Citrus Auto Painting	576 N. Citrus Ave.	NE-618 ft.	F35	EDR Historical Auto Station	1999, 2001, and 2010.
MAACO Auto Painting	576 N. Citrus Ave. Unit A	NE-618 ft.	F36	RCRA-SQG, FINDS, and HAZNET.	RCRA-SQG 4-21-1992. FINDS. HAZNET 1993, unspecified solvent mixture.
Clippinger Ford Collision Center	129 E. San Bernardino Rd.	East 641 ft.	E37	EDR Historic Auto Stations	2010 and 2011.

Section 6.0
Historical Document Review

To determine whether RECs exist for the Subject Property based on historical activities and/or operations at the Subject Property and/or a neighboring property, Waterstone conducted a review of historical documents, available local agency or departmental records, and available previous investigation reports. The following sections summarize the findings of these document reviews.

6.1 Proprietary Document Review

Waterstone subcontracted the historical document search to EDR. The information searched and documents available are summarized as the following:

- A search of the EDR Historic Map Collection was conducted for the Subject Property. The EDR Historic Map Collection is the largest and most extensive private collection of prior-use maps in the United States, with coverage ranging from 1867 through 1994. Sanborn Fire Insurance Maps were available for this area for 1906, 1911, 1929, and 1932. The Historical Maps Report is provided as Appendix D. Sanborn Fire Insurance Maps for 1929 and 1932 indicate that there was a Gas & Oil Station located on the southeast corner of the Subject Property and during these same dates the Subject Property was already being used for Auto Sales and Service.
- Historical aerial photographs of the Subject Property and surrounding area were obtained from EDR. Photographs from 1928, 1938, 1948, 1954, 1964, 1970, 1977, 1981, 1989, 1990, 1995, 2002, 2005, 2009, 2010, and 2012 were provided to and reviewed by Waterstone (See Appendix E). A review of the aerial photographs is provided in the table below.
- Historical Topographic Maps of the Subject Property and surrounding area were obtained from EDR. Maps from 1894, 1897, 1898, 1904, 1927, 1928, 1953, 1954, 1966, 1972, 1981, and 2012 were provided to and reviewed by Waterstone (See Appendix F). A review of the Topographic Maps is provided in the table below.
- City Directories have been published for many cities and towns across the United States since the 18th century. For each address within an area, City Directories list the name of each resident or, if a business operates from that address, the name and type of business. While the geographic coverage of City Directories is comprehensive for most major cities, many rural areas and small towns may not be included, and many towns and cities have discontinued the practice of issuing City Directories (See Appendix G). City Directory coverage was available for the area and there were a number of listing for the Subject Property. Listings for 137 W. San Bernardino Road included Clippinger Chevrolet Co, (1957, 1960, 1966, 1975, 1980, 1985), Clippinger Chevrolet Oldsmobile (2003), and Clippinger Commercial Services (2013). Listings for 141 W. Geneva Place included Walt Pittillo Auto Service (1950 and 1957).

Historical Sources Summary Table

Date	Observations	Source
1894 1897 1898 1904	**Subject Property:** The Subject Property and surrounding area are sloping to the southwest at an approximate elevation of 555 feet above mean sea level. The Site lies just north of the downtown area with one small building shown on the property. **Surrounding Properties:** Surrounding properties also appear similar with low density housing noted most likely associated with small farms.	Topographic Map
1927 1928	**Subject Property:** The Subject Property and surrounding area appears to become more developed with two larger buildings noted on the Subject Property. The Subject Property also appears to now be within the City of Covina limits. **Surrounding Properties:** Surrounding properties also appear similar with low density housing noted most likely associated with small farms, with a growing area to the north, south, east, and west being developed as part of the City of Covina.	Topographic Map
1928	**Subject Property:** The Subject Property appears developed along Citrus Avenue and W. San Bernardino Road with buildings along this portion of the property. There appears to be a small gas station on the Subject Property at the northwest corner of the intersection of W. San Bernardino Road and N. Citrus Avenue. The remainder of the property appears to be agricultural, with what appears to be citrus trees. **Surrounding Properties:** Surrounding properties also appears undeveloped or agricultural for the most part to the north and west with the majority of the area developed to the east and south with the City of Covina.	Aerial Photograph
1938	**Subject Property:** The Subject Property appears developed along Citrus Avenue and W. San Bernardino Road with buildings along this portion of the property. There appears to be a small gas station on the Subject Property at the northwest corner of the intersection. The remainder of the property appears to be agricultural, with what appears to be citrus trees. **Surrounding Properties:** Surrounding properties also appears undeveloped or agricultural for the most part to the north and west with the majority of the area developed to the east and south with the City of Covina.	Aerial Photograph
1948	**Subject Property:** The Subject Property appears to be very similar to the 1938 photograph. There are numerous buildings on the Subject Property ranging in size from very small to fairly large and a portion of the property is agricultural, however it appears some of the trees have been removed and may have been cleared for future development. **Surrounding Properties:** Surrounding properties to the south, east, and west also appear relatively developed as commercial or residential at this point in time. A large area of citrus to the north appears to still be present at the time of the photograph.	Aerial Photograph
1953 1954	**Subject Property:** The Subject Property appears to be within the City of Covina limits. **Surrounding Properties:** Surrounding properties also appear similar with low density housing noted most likely associated with small farms, with a growing area to the north, south, east, and west being developed as part of the City of Covina. In addition, the surrounding areas also have a number of housing tracts for residential developments.	Topographic Map
1954	**Subject Property:** The Subject Property appears to be almost completely developed at this time with very limited agricultural use. There are numerous buildings on the Subject Property ranging in size from very small to fairly large. **Surrounding Properties:** Surrounding properties also appear relatively developed as commercial or residential at this point in time. A large area of tract homes to the north appears to be being built at the time of the photograph.	Aerial Photograph
1964	**Subject Property:** The Subject Property appears to be almost completely developed at this time. The gas station on the corner is no longer present and a number of the buildings have been removed along Citrus Avenue and W. San Bernardino Road. It appears at this point that a good portion of the Subject Property is being used for auto sales and service. **Surrounding Properties:** Surrounding properties also appears to be completely developed at this point as either commercial or residential, with almost no agriculture use present.	Aerial Photograph

Historical Sources Summary Table

Date	Observations	Source
1966	**Subject Property:** The Subject Property is within the City limits of Covina however the buildings are not shown on this topo map within the Subject Property limits. **Surrounding Properties:** Surrounding properties appear to be well developed with residential streets layout throughout the area, numerous schools present, parks, etc.	Topographic Map
1970	**Subject Property:** The Subject Property is completely developed and the buildings that are present are the same as what is currently on the Subject Property, with the exception of the western half of the property located north of Geneva Place. **Surrounding Properties:** Surrounding properties also appears to be completely developed at this point as either commercial or residential, with almost no agriculture use present.	Aerial Photograph
1972	**Subject Property:** The Subject Property now has a number of buildings on it in the same configuration as the current buildings on the Subject Property. **Surrounding Properties:** Surrounding properties appear to be well developed.	Topographic Map
1977	**Subject Property:** The Subject Property is completely developed and the buildings that are present are the same as what is currently on the Subject Property, with the exception of the western half of the property located north of Geneva Place. **Surrounding Properties:** Surrounding properties also appears to be completely developed at this point as either commercial or residential, with almost no agriculture use present.	Aerial Photograph
1981	**Subject Property:** The Subject Property now has a number of buildings on it in the same configuration as the current buildings on the Subject Property. **Surrounding Properties:** Surrounding properties appear to be well developed.	Topographic Map
1981	**Subject Property:** The Subject Property is completely developed and the buildings that are present are the same as what is currently on the Subject Property, including the western half of the property located north of Geneva Place. **Surrounding Properties:** Surrounding properties also appears to be completely developed at this point as either commercial or residential, with no agriculture use present.	Aerial Photograph
1989	**Subject Property:** The Subject Property is completely developed and the buildings that are present are the same as what is currently on the Subject Property, including the western half of the property located north of Geneva Place. **Surrounding Properties:** Surrounding properties also appears to be completely developed at this point as either commercial or residential, with no agriculture use present.	Aerial Photograph
1990	**Subject Property:** The Subject Property is completely developed and the buildings that are present are the same as what is currently on the Subject Property, including the western half of the property located north of Geneva Place. **Surrounding Properties:** Surrounding properties also appears to be completely developed at this point as either commercial or residential, with no agriculture use present.	Aerial Photograph
1995	**Subject Property:** The Subject Property is completely developed and the buildings that are present are the same as what is currently on the Subject Property, including the western half of the property located north of Geneva Place. **Surrounding Properties:** Surrounding properties also appears to be completely developed at this point as either commercial or residential, with no agriculture use present.	Aerial Photograph
2002	**Subject Property:** The Subject Property is completely developed and the buildings that are present are the same as what is currently on the Subject Property, including the western half of the property located north of Geneva Place. **Surrounding Properties:** Surrounding properties also appears to be completely developed at this point as either commercial or residential, with no agriculture use present.	Aerial Photograph
2005	**Subject Property:** The Subject Property is completely developed and the buildings that are present are the same as what is currently on the Subject Property, including the western half of the property located north of Geneva Place. **Surrounding Properties:** Surrounding properties also appears to be completely developed at this point as either commercial or residential, with no agriculture use present.	Aerial Photograph

Historical Sources Summary Table

Date	Observations	Source
2009	**Subject Property:** The Subject Property is completely developed and the buildings that are present are the same as what is currently on the Subject Property, including the western half of the property located north of Geneva Place. **Surrounding Properties:** Surrounding properties also appears to be completely developed at this point as either commercial or residential, with no agriculture use present.	Aerial Photograph
2010	**Subject Property:** The Subject Property is completely developed and the buildings that are present are the same as what is currently on the Subject Property, including the western half of the property located north of Geneva Place. **Surrounding Properties:** Surrounding properties also appears to be completely developed at this point as either commercial or residential, with no agriculture use present.	Aerial Photograph
2012	**Subject Property:** No noticeable change from earlier top map, buildings are not shown on this map. **Surrounding Properties:** No noticeable change from earlier topographic map, buildings are not shown.	Topographic Map
2012	**Subject Property:** The Subject Property is completely developed and the buildings that are present are the same as what is currently on the Subject Property, including the western half of the property located north of Geneva Place. **Surrounding Properties:** Surrounding properties also appears to be completely developed at this point as either commercial or residential, with no agriculture use present.	Aerial Photograph

6.2 Local Agency Records Review

Based on the listings provided in the EDR report review of government databases, Waterstone submitted requests for file review at local agencies (See Appendix H). The agencies contacted and the results of file reviews are discussed in the following sections.

6.2.1 Local Agencies

Based on the listings provided in the EDR report review of government databases, Waterstone submitted requests for information for the Subject Property at local agencies. According to files made available at state and local agencies, available records used to prepare this Phase I are listed below:

Local Agency Records Review

Agency	Subject Property Records	Surrounding Property Records
Los Angeles Regional Water Quality Control Board (RWQCB)	No response yet.	None requested.
California Department of Toxic Substances Control (DTSC), Cypress and Chatsworth Offices	No records for the Subject Property.	None requested.
County of Los Angeles Department of Public Works	No response yet.	None requested.

As noted above, some agencies have not completed the requested search of records for the

Subject Property as of the issuance of this report. If additional information becomes available which affects the findings and conclusions of this report, Waterstone will submit an addendum report. No environmental structures were noted at the time of inspection or in the records reviewed. There were previously USTs onsite and numerous hydraulic lifts, all of which have been removed from the Subject Property.

6.3 Review of Previous Environmental Documents

UST Case Closure

According to the UST Case Closure Summary prepared by the State of California State Water Resources Control Board, a release was discovered at the Subject Property when six underground storage tanks (USTs) were removed from the Site in January 1987. Low-level petroleum constituents were detected beneath the USTs at approximately 10 feet below ground surface (bgs). Two additional USTs and associated piping were removed from the Site in August 2002. Petroleum constituents were detected in the vicinity of one of the USTs at an estimated depth between 2 and 10 feet bgs. The depth to groundwater is estimated to be greater than 200 feet bgs. The nearest water supply well and surface water body are greater than 1,000 feet from the Site. Additional corrective action will not likely change the conceptual model. Any residual petroleum constituents pose a low risk to human health, safety, and the environment. According to the State of California State Water Resources Control Board, the Site meets all eight general criteria for the Low-Threat Closure Policy, meets the Petroleum Vapor Intrusion to Indoor Air Criteria, and meets the Direct Contact and Outdoor Air Exposure Criteria. The State of California State Water Resources Control Board concluded that the corrective action performed at the Site ensures the protection of human health, safety, and the environment, and is consistent with chapter 6.7 of the Health and Safety Code and implementing regulations, applicable state policies for water quality control, and the applicable water quality control plan, therefore case closure was recommended. Case closure was granted for the UST release in April 8, 2015. A copy of the State of California State Water Resources Control Board Order WQ 2014-0192-UST Low-Threat Closure for UST Case dated November 15, 2014 and UST Case Closure Letter Dated April 8, 2015 are included in Appendix K.

Hydraulic Lift Removal

On June 16, 2015, Waterstone, on behalf of Bentley Real Estate, LLC, performed soil sampling activities to test beneath each of the 36 hydraulic lifts that were removed from the Site. The soil sample results indicated that TPH oil was still present in the soil beneath the hydraulic lift excavations, and ranged in concentration from 19 milligrams per kilogram (mg/kg) in sample Lift-32C-10 to a high of 48,700 mg/kg in sample Lift-3C-10. The eight soil samples containing the highest TPH oil concentrations were also tested for PCBs which were determined not to be present in detectable concentrations. Soil pile samples analyzed also indicated the TPH oil containing soil was free of measurable volatile organic compounds.

The hydraulic oil that is present in the bottom of the excavations from the former hydraulic lifts has high viscosity and is relatively insoluble hydraulic oil. The conservative expected depth to groundwater at the Site is approximately 100 feet below ground surface or greater. Based on this

depth to groundwater along with the low toxicity of heavy range oil with no detectable VOCs, the residual hydraulic oil should not present any significant threat to groundwater or unacceptable risk to human health or the environment. Based on regulatory guidelines published by the California Regional Water Quality Control Board, Los Angeles Region, *Interim Site Assessment & Cleanup Guidebook,* May 1996, Table 4-1, and the anticipated conservative depth to water beneath the Site being approximately 100 feet bgs, the applicable cleanup level for oil range TPH (C23-C32) would be 10,000 mg/kg (Distance Above Groundwater 20-150 Ft). Therefore 10,000 mg/kg should be adopted as the minimum cleanup standard for the hydraulic oil impacted soil beneath the Site. A total of 16 soil samples of the 65 soil samples collected from beneath the former hydraulic lifts exceeded this cleanup standard including samples Lift-2C-10, Lift-3C-10, Lift-9C-10, Lift-10RC-3, Lift-11C-10, Lift-13C-10, Lift -14R-3, Lift-17C-9, Lift-19C-10, Lift-21C-7, Lift-24R-4, Lift-27C-10, Lift-28C-6, Lift-29R-3, Lift-1R-4 (Geneva Place), and Lift-2RC-4 (Geneva Place).

It was recommended that the areas of impacted soil that exceed 10,000 mg/kg should be excavated and properly disposed of or recycled offsite at a permitted soil disposal or treatment facility along with the existing onsite soil piles. Confirmation samples should be collected to document the soil conditions upon completion of excavation activities and verify that the proposed cleanup goal has been achieved at each hydraulic lift where the excavation is required. A complete copy of the *Hydraulic Lift Soil Sampling Report* prepared by Waterstone and dated August 10, 2015, is included in Appendix J.

Soils stockpiles onsite generated from the hydraulic lift removal activities were placed on top of plastic sheeting and covered with plastic sheeting until they are removed for offsite disposal/recycling. Stockpiled soil loading and disposal was completed on December 28 and 31, 2015, with approximately 50 cubic yards of soil loaded into three end-dump trucks which were transported to South Yuma County Landfill for proper disposal as daily cover.

6.4 Summary of Subject Property and Vicinity History/Land Use

Waterstone reviewed available historical documents, local agency records, and previous environmental assessments to determine the history of the Subject Property. The history of the Subject Property and vicinity is summarized as the following:

- The Subject Property is located in a commercial/residential area in the City of Covina.
- The property was historically undeveloped or agricultural property since at least 1894. The property was developed as early as 1928, with commercial buildings visible along W. San Bernardino Road and N. Citrus Avenue, with the balance of the property used for citrus crops. Sanborn Fire Insurance Maps for 1929 and 1932 indicate that there was a Gas & Oil Station located on the southeast corner of the Subject Property and during these same dates the Subject Property was already being used for Auto Sales and Service. The property was completely developed in 1965 when the existing buildings were built. Most of the building on the surrounding properties were built during similar time frames, with the area to the south and east being developed first as part of the downtown area of the City of Covina. This is documented by the aerial photographs and topographic maps reviewed for the property.

- Based on the aerial photographs reviewed, the Subject Property use has remained commercial since at least 1928, and the building appears to have been unchanged in size and shape since it they were built in 1965.
- Sanborn Fire Insurance Maps for 1929 and 1932 indicate that there was a Gas & Oil Station located on the southeast corner of the Subject Property, and based on historical aerial photos, the Gas & Oil Station was removed sometime between 1954 and 1964. This historic gas station may be listed in the EDR database as Tulving Chevron Service Station at 503 N. Citrus Avenue, which is listed at an EDR Historical Service Station for 1955 and 1956. This address plots on Google Earth in the middle of the intersection of W. San Bernardino Road and N. Citrus Avenue. This historic Gas & Oil Station constitute an unknown environmental condition.

The history of surrounding properties is summarized as the following:

- The surrounding properties were also agriculture from 1893 until the 1940s and 1950s when much of the area was developed into commercial and residential properties.
- All the adjacent buildings to the south, east, and west were present by the mid-1960s to early 1970s in their current configuration.
- No environmental records were identified that would have a significant impact on the Subject Property.

Section 7.0
Subject Property Inspection Observations

7.1 Personnel Interviews

Waterstone interviewed the Users of the Subject Property, by submitting the attached questionnaire through the purchaser. A response has not been obtained do date. A copy of the questionnaire is included in Appendix B.

7.2 Subject Property Inspection Observations

On July 24, 2015, Waterstone performed inspections of the Subject Property and vicinity. Subject Property photographs are included as Appendix I. At the time of the Subject Property inspection, the following was observed at the Subject Property:

Subject Property Feature Summary Table

Feature / Characteristic	Y/N	Comments
Underground Storage Tanks (USTs)	N	None observed. Areas were former USTs were removed were visible with a patched asphalt area and former steel vent pipes attached to the buildings.
Aboveground Storage Tanks (ASTs)	N	None observed.
Hazardous Chemicals (including petroleum and pesticides)	Y	None observed.
Other or Unidentified Drums and Containers	N	None observed.
Septic Tanks	N	None observed.
Drainage Systems	N	None observed.
Sumps	N	None observed.
Clarifiers	N	None observed.
Hoists or Lifts	N	None observed. There were 36 hydraulic lifts onsite, all of which have been removed prior to the site inspection.
Dumping or Filling Activities	N	None observed.
Vapor Intrusion	N	No evidence observed.
Floor Drains	N	None observed.
Materials Spills	N	No evidence observed.
Monitor/Supply/ Disposal Wells	N	None observed.
Odors	N	None noted.
Air Emissions	N	None observed
Unusually Stained Pavement Or Flooring	N	None observed
Pits, Ponds, Lagoons	N	None observed.
Pools Of Liquid	N	None observed.
Roads And Trails With No Apparent Purpose	N	None observed.
Stained Or Disturbed Soil	N	None observed.
Stressed Vegetation	N	None observed.
High Voltage Power Lines/	Y	Power corridor along Geneva Place.

Subject Property Feature Summary Table

Feature / Characteristic	Y/N	Comments
Magnetic Fields		
Waste Water Generation	N	None observed.
Solid Waste Storage	N	None observed.
Electrical Transformers	N	No transformers observed.
Evidence of Historical Features	Y	Evidence of historic USTs and hydraulic hoists were present, all of which have been removed from the Subject Property prior to the site inspection.
Evidence of Historical Processes Or Material Usage/Storage	N	None observed.

7.2.1 Historical Materials of Concern

Polychlorinated Biphenyls (PCBs)

Polychlorinated Biphenyls (PCBs) were used as coolants and insulators in electrical transformers beginning in 1929. Exposure to PCBs has since been found to cause liver ailments, skin lesions, tumors, and growth and reproductive problems. Use of PCBs was regulated in 1977. No records or evidence were identified indicating the presence of PCBs on the Subject Property. Soil from the former hydraulic lifts was sampled for PCBs for waste profiling before disposal, all samples were non-detect.

Suspect Asbestos-Containing Materials

While the use of asbestos in the manufacture of most building materials has not been fully prohibited by federal law, the use of asbestos, for the most part, has voluntarily been discontinued since the late 1970s. Some non-friable materials, such as roofing material and floor coverings (floor tile and mastic) may have been manufactured with asbestos materials and may have been used into the early 1980s.

The building was constructed during the mid-1960s therefore it is likely that asbestos-containing building materials was used in portions of the building materials.

Lead-based Paint

Lead was a major ingredient in paint pigment prior to and through the 1940s. While other pigments were used in the 1950s, the use of lead in paint continued until the mid-1970s. In 1978, the Consumer Products Safety Commission banned paint and other surface coating materials which are lead-containing.

The building was constructed in around the mid-1960s therefore it is possible that lead-containing surface coating materials was used through the mid-1970s.

Lead in Drinking Water

The USEPA sets drinking water standards and has determined that lead is a health concern at certain exposure levels. Materials that contain lead have frequently been used in the construction of water supply distribution systems, and plumbing systems in private home and other buildings. The most commonly found materials include service lines, pipes, brass and bronze fixtures, and solders and fluxes. Lead in these materials can contaminate drinking water as a result of the corrosion that takes place when water comes into contact with those materials.

EPA's national primary drinking water regulations requires all public water systems to optimize corrosion control to minimize lead contamination results from the corrosion of plumbing materials. EPA has established an action level of 15 parts per billion (ppb) for lead in drinking water. Any water system that continues to exceed the action level after installation of corrosion control and/or source water treatment must eventually replace all lead service lines contributing in excess of 15 ppb of lead to drinking water. Any water system that exceeds the action level must also undertake a public education program to inform users of ways they can reduce their exposure to potentially high levels of lead in drinking water.

According to the City of Covina 2014 Consumer Confidence Report for Drinking Water, the water provided to their customers meets the Federal and state primary and secondary drinking water standards.

7.2.2 Utilities

According to the User, the following utilities service the area:

- Water – City of Covina and Associated Water Partners
- Gas – Southern California Gas Company
- Electric – Southern California Edison
- Sewer – City of Covina

7.2.3 Oil and Gas Wells and Pipelines

Wells can act as potential conduits for the migration of contamination, unless they have been properly abandoned (i.e., filled and plugged) in such a manner as to prevent the transport of hazardous material into the groundwater aquifers. Oil or gas wells or pipelines were not identified on the Subject Property during the Subject Property inspection. No oil wells are noted as being located within one mile from the Subject Property.

7.2.4 Public Water Wells

No public water wells were observed on the Subject Property during the Subject Property inspection. According to the EDR Report, no federal USGS wells or state database wells are located within a half mile of the Subject Property. There is one Federal FRDS Public Water Supply System or public supply well noted as being located between ¼ and ½ mile south-southeast of the Subject Property on the east side of Citrus Avenue.

7.2.5 Sensitive Environmental Receptors

Primary concerns associated with sensitive receptors and wetlands are:

- Federal and state environmental regulations often limit an owner's ability to modify the Property when sensitive receptors or wetlands are potentially impacted; and
- The potential of a release or discharge from a facility that could impact a sensitive receptor or wetland.

Sensitive environmental receptors, such as wetlands, historical landmarks, or endangered species were not identified at or within the Subject Property in the EDR Report.

7.2.6 Radon

Radon is a gas that can seep into structures constructed in areas with soils containing uranium. Radon travels through soil and enters the structure through cracks and holes in basement walls or floor drains, or other openings. Based on the location of the Subject Property and according to information provided by the USEPA, radon levels in Covina, California are below the USEPA action level of 4.0 picocuries per liter (Zone 2), which is not a significant concern.

7.2.7 Mold

Mold and/or fungi growth generally occurs on cellulose-based material, such as wood or drywall paper, that has been inundated with excess moisture. The presence of mold and/or fungi growth is normally an indication of a plumbing, roofing, or other leak, and/or a water source that results in the abnormal presence of moisture. It is possible that significant fungal spore growth inside walls, insulation, attic spaces, or other areas can exist and not be visible on the finished surfaces of a building's interior spaces. Waterstone did not (i) perform a mold/fungi inspection, (ii) perform any building material surface mold sampling, or (iii) perform air sampling for mold spores at the Subject Property as part of this Phase I. Waterstone did not identify any obvious signs of mold growth at the Subject Property.

7.2.8 Engineering Controls

No engineering controls were identified at the time of the site inspection.

7.3 Neighboring Property Inspection Observations

Visual observations of adjoining properties were made from the vantage point of the Subject Property as well as from public right-of-ways to determine the potential impact of these sites on the Subject Property. The following table summarizes neighboring property observations and neighboring properties listed in the EDR Radius Report:

Neighboring Property Summary Table

Property Characteristics	Observations
Surrounding Property General Description	The Subject Property is located in a commercial/residential area of the Covina, Los Angeles County, California.
Neighboring Properties Listed In EDR Radius Report	No properties were listed in the EDR Radius Report within close proximity to the Subject Property with any significant environmental issues that could impact the Subject Property.
Groundwater Monitoring Wells	Groundwater monitoring wells were not observed on adjacent properties; however, Waterstone did not enter adjacent properties to perform a thorough inspection.
Underground Features	No evidence of underground features was observed in the vicinity of the Subject Property but Waterstone did not enter adjacent properties to perform a thorough inspection.
Evidence of Subsurface Investigation	No evidence of subsurface investigations was observed in the vicinity of the Subject Property but Waterstone did not enter adjacent properties to perform a thorough inspection.

Section 8.0
Summary and Conclusions

8.1 Summary

The Subject Property is located at located at 137 West San Bernardino Road and 141 Geneva Place, in Covina, California, 91723 ("Subject Property"; APN 8431-015-042 and 8431-014-008, 015 see Figure 1). The Subject Property is a former Chevrolet car dealership with service bays. The buildings were reportedly built in approximately 1965 with one of the building on the 141 Geneva Place parcel being built in 1979.

Waterstone reviewed available historical documents, local agency records, and previous environmental assessments to determine the history of the Subject Property. The history of the Subject Property and vicinity is summarized as the following:

- The Subject Property is located in a commercial/residential area in the City of Covina.
- The property was historically undeveloped or agricultural property since at least 1894. The property was developed as early as 1928, with commercial buildings visible along W. San Bernardino Road and Citrus Avenue, with the balance of the property used for citrus crops. Sanborn Fire Insurance Maps for 1929 and 1932 indicate that there was a Gas & Oil Station located on the southeast corner of the Subject Property and during these same dates the Subject Property was already being used for Auto Sales and Service. The property was completely developed in 1965 when the existing buildings were built. From 1965 forward the entire Subject Property was used for auto sales and service. Most of the building on the surrounding properties were built during similar time frames, with the area to the south and east being developed first as part of the downtown area of the City of Covina. This is documented by the aerial photographs and topographic maps reviewed for the property.
- Based on the aerial photographs reviewed, the Subject Property use has remained commercial since at least 1928, and the building appears to have been unchanged in size and shape since it they were built in 1965.
- Sanborn Fire Insurance Maps for 1929 and 1932 indicate that there was a Gas & Oil Station located on the southeast corner of the Subject Property, and based on historical aerial photos, the Gas & Oil Station was removed sometime between 1954 and 1964. This historic gas station may be listed in the EDR database as Tulving Chevron Service Station at 503 N. Citrus Avenue, which is listed at an EDR Historical Service Station for 1955 and 1956. This address plots on Google Earth in the middle of the intersection of W. San Bernardino Road and N. Citrus Avenue. This historic Gas & Oil Station constitute an unknown environmental condition. This area of the Site should be inspected during soil grading during future proposed development of the property for any discolored soil or petroleum hydrocarbon odors, and if present soil samples should be collected. If petroleum impacted soils are present above health risk based cleanup concentrations, they should be excavated and properly disposed of or recycled offsite.

- According to the UST Case Closure Summary prepared by the State of California State Water Resources Control Board, a petroleum hydrocarbon release was discovered at the Subject Property when six underground storage tanks (USTs) were removed from the Site in January 1987. Low-level petroleum constituents were detected beneath the USTs at approximately 10 feet below ground surface (bgs). Two additional USTs and associated piping were removed from the Site in August 2002. Petroleum constituents were detected in the vicinity of one of the USTs at an estimated depth between 2 and 10 feet bgs. The depth to groundwater is estimated to be greater than 200 feet bgs. The nearest water supply well and surface water body are greater than 1,000 feet from the Site. Additional corrective action will not likely change the conceptual model. Any residual petroleum constituents pose a low risk to human health, safety, and the environment. According to the State of California State Water Resources Control Board, the Site meets all eight general criteria for the Low-Threat Closure Policy, meets the Petroleum Vapor Intrusion to Indoor Air Criteria, and meets the Direct Contact and Outdoor Air Exposure Criteria. The State of California State Water Resources Control Board concluded that the corrective action performed at the Site ensures the protection of human health, safety, and the environment, and is consistent with chapter 6.7 of the Health and Safety Code and implementing regulations, applicable state policies for water quality control, and the applicable water quality control plan, therefore case closure was recommended. Case closure was granted in April 8, 20015 for the UST release. A copy of the State of California State Water Resources Control Board Order WQ 2014-0192-UST Low-Threat Closure for UST Case dated November 15, 2014 and UST Case Closure Letter Dated April 8, 2015 are included in Appendix K.
- On June 16, 2015, Waterstone, on behalf of Bentley Real Estate, LLC, performed soil sampling activities to test beneath each of the 36 hydraulic lifts that were removed from the Site. The soil sample results indicated that TPH oil was still present in the soil beneath the hydraulic lift excavations, and ranged in concentration from 19 milligrams per kilogram (mg/kg) in sample Lift-32C-10 to a high of 48,700 mg/kg in sample Lift-3C-10. The eight soil samples containing the highest TPH oil concentrations were also tested for PCBs which were determined not to be present in detectable concentrations. Soil pile samples analyzed also indicated the TPH oil containing soil was free of measurable volatile organic compounds. The hydraulic oil that is present in the bottom of the excavations from the former hydraulic lifts has high viscosity and is relatively insoluble hydraulic oil. The expected depth to groundwater at the Site is conservatively estimated at approximately 100 feet below ground surface. Based on this conservative depth to groundwater along with the low toxicity of heavy range oil with no detectable VOCs, the residual hydraulic oil should not present any significant threat to groundwater or unacceptable risk to human health or the environment. Based on regulatory guidelines published by the California Regional Water Quality Control Board, Los Angeles Region, *Interim Site Assessment & Cleanup Guidebook*, May 1996, Table 4-1, and the anticipated conservative depth to water beneath the Site being approximately 100 feet bgs, the applicable cleanup level for oil range TPH (C23-C32) would be 10,000 mg/kg (Distance Above Groundwater 20-150 Ft). Therefore 10,000 mg/kg should be adopted as the minimum cleanup standard for the hydraulic oil impacted soil beneath the Site. A total of 16 soil samples of the 65 soil samples collected from beneath the former hydraulic lifts exceeded this cleanup standard including samples Lift-2C-10, Lift-3C-10,

Lift-9C-10, Lift-10RC-3, Lift-11C-10, Lift-13C-10, Lift -14R-3, Lift-17C-9, Lift-19C-10, Lift-21C-7, Lift-24R-4, Lift-27C-10, Lift-28C-6, Lift-29R-3, Lift-1R-4 (Geneva Place), and Lift-2RC-4 (Geneva Place). It was recommended that the areas of impacted soil that exceed 10,000 mg/kg should be excavated and properly disposed of or recycled offsite at a permitted soil disposal or treatment facility. Confirmation samples should be collected to document the soil conditions upon completion of excavation activities and verify that the proposed cleanup goal has been achieved at each hydraulic lift where the excavation is required. A complete copy of the *Hydraulic Lift Soil Sampling Report* prepared by Waterstone and Dated August 10, 2015, is included in Appendix J. These 16 areas where oil range TPH exceeds recommended cleanup levels of 10,000 mg/kg, constitute recognized environmental conditions that should be addressed through soil excavation at the time of soil grading during future proposed development of the property.

The history of surrounding properties is summarized as the following:

- The surrounding properties were also agriculture from 1893 until the 1940s and 1950s when much of the area was developed into commercial and residential properties.
- All the adjacent buildings to the south, east, and west were present by the mid-1960s to early 1970s in their current configuration.
- No environmental records were identified that would have a significant impact on the Subject Property.

8.2 Findings and Conclusions

Waterstone has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of located at 137 West San Bernardino Road and 141 Geneva Place, in Covina, California, 91723 (“Subject Property”; see Figure 1). Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report.

This assessment has revealed evidence of two recognized environmental conditions (RECs) on the Subject Property, including elevated hydraulic oil concentrations in soil beneath 16 former hydraulic lift locations where concentrations above 10,000 mg/kg still remain in place and at the historic Gas & Oil Station location at the southeast corner of the Subject Property, where the potential for residual hydrocarbons in soil may exist.

8.3 Recommendations

It should be noted that the actual presence or absence of an environmental issue and its severity if present for any unknown or un-identified releases can only be determined by actual subsurface soil, soil vapor, and/or groundwater sampling, however such sampling was beyond the scope of this assessment and unwarranted based on the Phase I ESA findings included herein.

The elevated hydraulic oil at the 16 locations beneath the former hydraulic lifts should be excavated and disposed of offsite during future development grading activities once the buildings have been removed from the Subject Property. Also the area of the former historic Gas & Oil Station at the southeast corner of the Subject Property should be assessed during future soil grading activities associated with planned development activities to determine if any historic petroleum impacts to soil are present at this location. If elevated petroleum hydrocarbons are encountered in this area of the Subject Property, they should be properly removed to acceptable risk based standards and disposed of offsite at a permitted disposal facility.

Section 9.0
References

Published References

Environmental Data Resources, Inc., December 21, 2015, Radius Map with GeoCheck

Environmental Data Resources, Inc., December 18, 2015, Historical Topo Map Report

Environmental Data Resources, Inc., December 21, 2015, Certified Sanborn Map Report

Environmental Data Resources, Inc., December 21, 2015, City Directory Report

Environmental Data Resources, Inc., December 21, 2015, Aerial Photographs

Other Resources

Regional Water Quality Control Board, Los Angeles Region

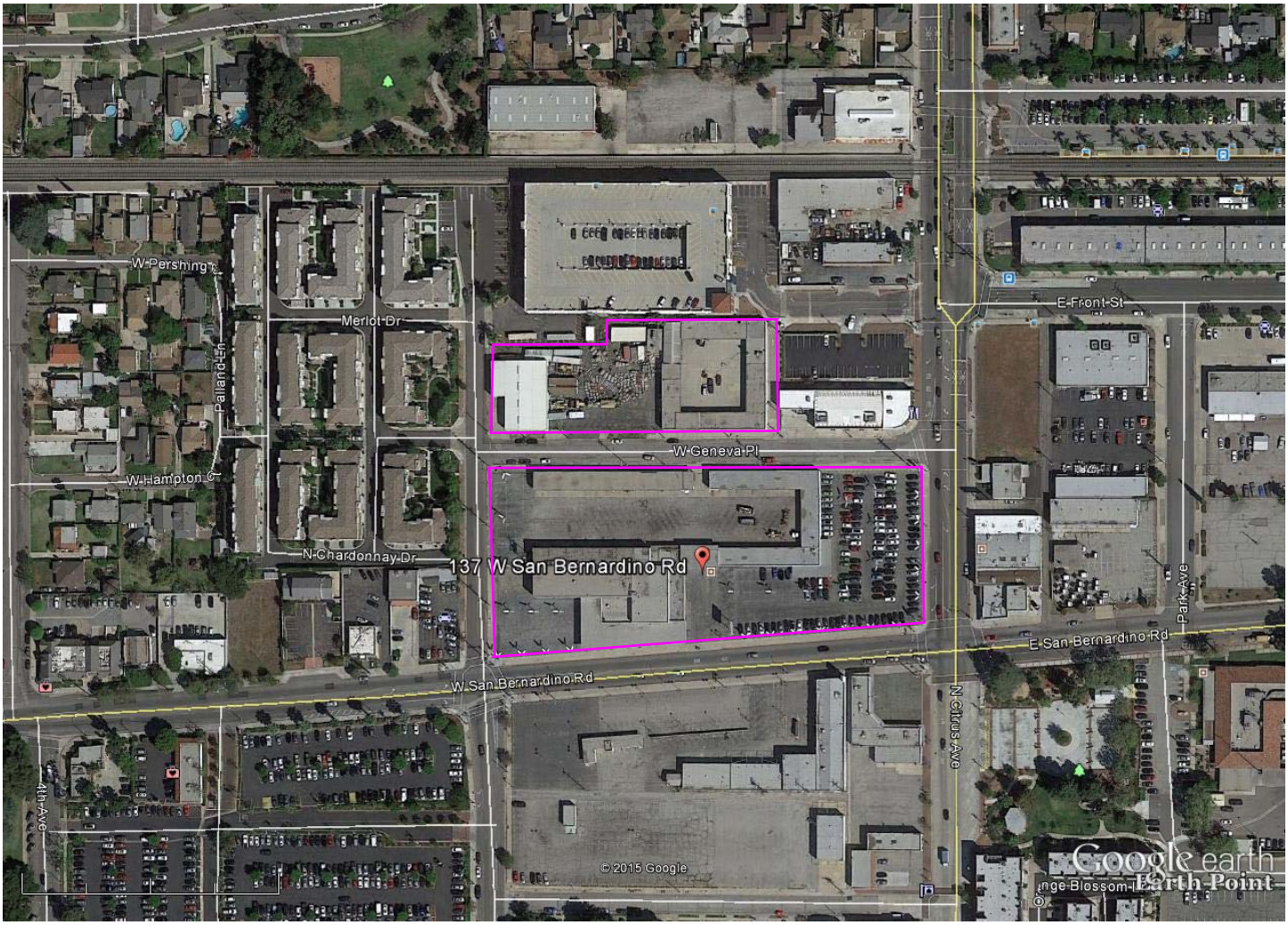
California Department of Toxic Substances Control (DTSC), Cypress and Chatsworth Offices

California Department of Conservation, Department of Oil, Gas, and Geothermal Resources

United Stated Environmental Protection Agency – Radon Research Program

California Geological Survey

County of Los Angeles Department of Public Works



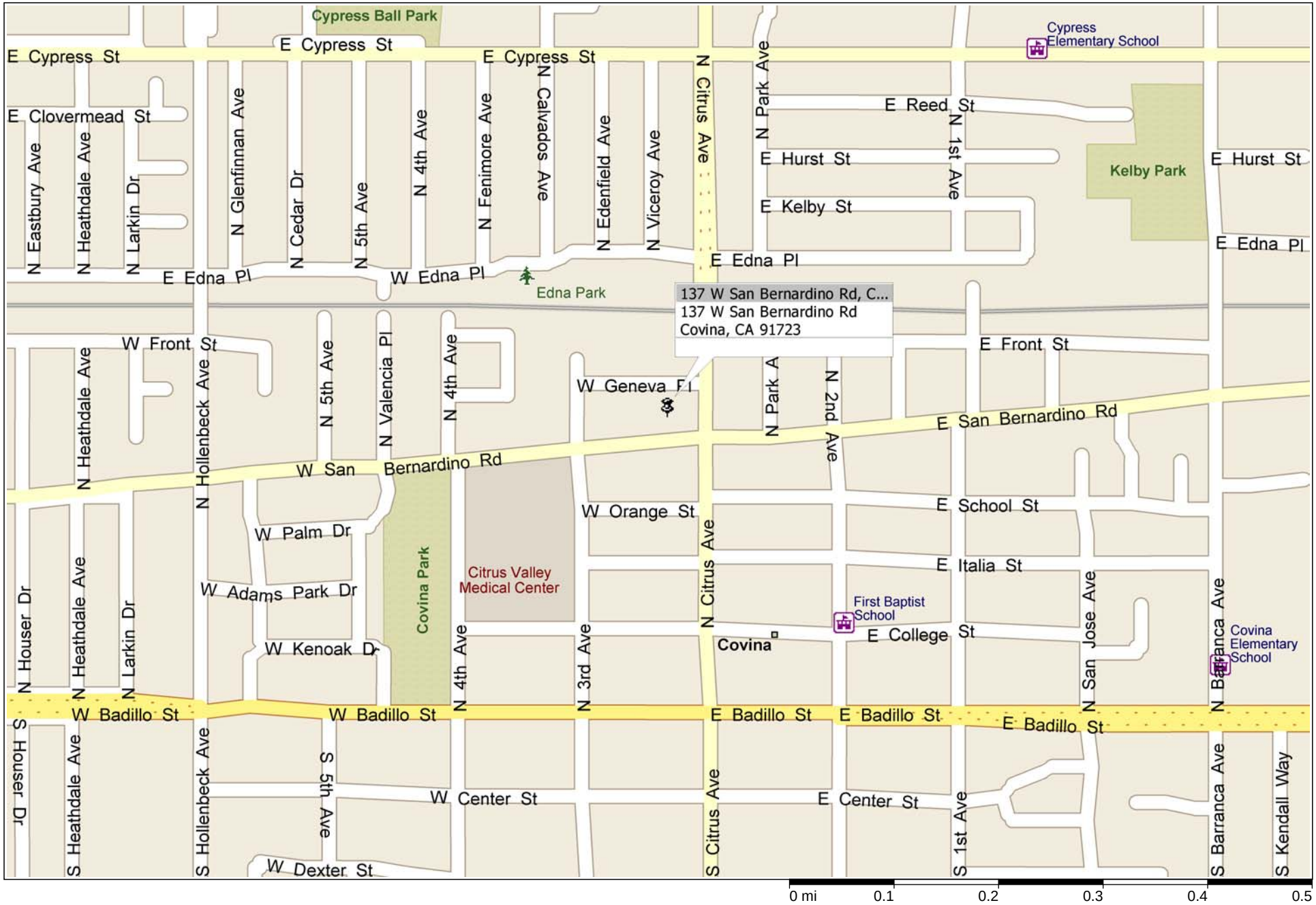
Google earth

feet 900
meters 200

Subject Property Boundary

FIGURE 1
Subject Property Location Map
137 W. San Bernardino Rd
141 Geneva Place
Covina, California 91723

Figure 2 - Subject Property Vicinity Map



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Appendix A
Environmental Professional Resume

Curriculum Vitae

Richard A. Vogl, PG, CHG, CEG

Principal Hydrogeologist

Waterstone Environmental, Inc.
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714 615-0585 rvogl@waterstone-env.com

Mr. Vogl currently serves as a Principal Hydrogeologist at Waterstone Environmental, Inc. Mr. Vogl is a registered professional Geologist, Certified Hydrogeologist, and Certified Engineering Geologist in the state of California and a registered professional Geologist in Arizona and Oregon. His credentials, along with his over 28 years of professional experience, have led to work on numerous projects involving litigation support and expert witness testimony. Mr. Vogl is an expert in the areas of hydrogeology; soil and groundwater contamination, investigation, and remediation; and soil vapor intrusion. Mr. Vogl has worked on dozens of litigation support projects that have included preparing expert opinion reports and testimony.

Mr. Vogl has performed numerous groundwater monitoring and extraction projects, geologic mapping, Phase I and Phase II environmental assessments, and remedial actions involving soil and groundwater contamination. His strong technical background in environmental assessments and remediation has provided the necessary background information to manage a wide variety of environmental projects.

Mr. Vogl has completed hundreds of Phase I and Phase II environmental site assessments in California for a wide variety of industrial sites and contaminants, including work on dozens of soil and groundwater assessment and remediation projects involving chlorinated hydrocarbon contamination, heavy metals, and other recalcitrant compounds. Remediation techniques employed have included classical solutions such as soil vapor extraction, dual-phase extraction, multi-phase extraction, and groundwater pump and treat as well as other more innovative approaches such as ozone injection and enhanced biodegradation (aerobic and anaerobic).

Mr. Vogl's expertise includes assessment and remediation of contamination of soil and groundwater with petroleum hydrocarbons, both as dissolved phase (benzene, toluene, ethylbenzene, xylenes [BTEX] and methyl tertiary-butyl ether [MTBE]) and light nonaqueous phase liquid (LNAPL). Mr. Vogl has managed and worked on numerous large-scale groundwater restoration projects at petroleum refining and storage facilities within the Los Angeles area. This work involved permitting, lead agency liaison, and assessment and remediation of soil and groundwater affected by dissolved phased hydrocarbons and LNAPL. In addition, Mr. Vogl has conducted numerous assessments and remediations of hydrocarbon-affected soil and groundwater at gasoline service stations for a number of major petroleum marketing corporations. His master's thesis consisted of design, implementation, and evaluation of a field baildown test for determining the actual mobile thickness of LNAPL in the geologic formation surrounding a monitoring well within an LNAPL plume.

In addition, he has successfully remediated a number of sites with petroleum hydrocarbon-affected soil using bioremediation.

Mr. Vogl has also spearheaded numerous hydrogeological evaluations of landfill impacts on aquifers and adjoining parcels. He has served as the director of complex investigations and critical evaluations of landfill impacts on water quality.

Mr. Vogl has also conducted dozens of geotechnical investigations and provided geotechnical oversight on numerous projects in Southern California for both contaminated and non-contaminated properties.

EXAMPLE PROJECTS:

Expert witness and litigation support for groundwater intrusion issues within a basement that lead to mold issues throughout the house. The groundwater intrusion issues were the result of water leaks on an upslope property from various sources including irrigation lines and swimming pool in Pasadena, California.

Expert witness and litigation support for hydrology and storm drain design issues that lead to flooding of two properties during a two separate storm events in La Canada Flint Ridge, California.

Conducted soil and groundwater assessment at the former Golden West Refinery in Santa Fe Springs involving numerous wells and soil borings. Performed soil and groundwater remediation including soil excavation, disposal, and confirmation sampling; vapor extraction pilot testing; design and installation of a large scale property wide vapor extraction system integrated with commercial/industrial development of the property; and installation of a free product and groundwater boundary recovery system integrated within existing and planned commercial/industrial development of the former refinery property.

Conducted RI/FS and RAP preparation and implementation for the City of La Mirada Redevelopment Agency for a residential redevelopment project with DTSC as the regulatory agency. The project included a Phase I Site Assessment, Phase II Site Assessment, Remedial Action Plan and Feasibility Study, and Remedial Action Implementation and involved public participation, a CEQA negative declaration, and risk assessment for multiple VOC impacted soils for a multiple parcel/multiple owner project, and included valuation of identified environmental impacts for negotiations of fair market value of the properties for purchase by the Redevelopment Agency. The Site received a No Further Action letter from DTSC for unrestricted residential development. The NFA letter also included language protecting the City and developer from future claims using the Polanco Act.

Conducted soil and groundwater assessment and remediation for two separate former gasoline stations for a major oil company for petroleum releases involving benzene and fuel oxygenated compounds including MTBE and TBA in the Charnock Groundwater Basin in Santa Monica.

Conducted soil and groundwater assessment and prepared a remedial action plan for monitored natural attenuation for a major oil company along a historic petroleum pipeline

corridor in the Port of Los Angeles, the RWQCB, Los Angeles Region was the lead regulatory agency.

Conducted third party oversight for a large groundwater remediation project involving chlorinated solvents in Orange County, California, for a settlement trust for multiple RPs.

Conducted soil and groundwater remediation and site closure for two separate chlorinated solvent plumes for the City of La Mirada Redevelopment Agency. The project included litigation against past tenants.

Conducted soil and groundwater assessment and remediation activities for a large dry cleaner client at a number of facilities within various counties throughout southern California.

Conducted over 500 soil and groundwater assessments and remediations for petroleum hydrocarbon contamination involving MTBE for a major oil company in California. Remediation techniques included soil vapor extraction, air sparging, multi-phase extraction, dual-phase extraction, ozone sparging, and pump and treat technologies.

Conducted expert witness and testimony regarding the extent and nature of contamination of an oil field producing property in La Habra, California with respect to contamination caused by crude oil.

Conducted expert witness and testimony related to contamination of two separate properties by previous tenants in the Culver City, California. Contaminants included petroleum hydrocarbons and VOCs in soil and groundwater.

Conducted the largest sediment study performed to date for the Salton Sea. The Study included over 50 grab sediment samples and fifteen 6 foot deep cores over the entire length of the Sea. Contaminants of concern included pesticides, PCBs, VOCs, SVOCs, and heavy metals, including selenium. This study was conducted for the Salton Sea Authority to aid in determination of the overall health of the Sea and the potential impacts of pollutants on the flora and fauna, especially avian species that were dying at the Sea. Testified at California State Water Resources Control Board hearing regarding the state of the Salton Sea with respect to contamination issues.

Conducted soil remediation related to a UST removal. Following completion of backfill activities, testing information provided by contractor revealed that the soil used for backfill contained PCBs. After a detailed evaluation was performed with respect to the laboratory results, it was determined that the PCBs detected were a result of false positive results from the laboratory in question. Successfully demonstrated that the fill material actually did not contain PCBs and received a NFA letter for the client.

Project manager of multi-million dollar capped-cost remediation of chlorinated solvent (TCE) soil and groundwater plume in Central Coast. Project involved multiple party lawsuits and a settlement trust.

Conducted assessment and remediation of former garage facility that contained hydraulic lifts that were found to contain PCBs. Included removal of hydraulic lifts and PCB contaminated hydraulic oil and PCB impacted soils.

Technical director of chlorinated solvent remediation involving soil vapor extraction and potassium permanganate injection for treatment of TCE groundwater plume. This was the first WDR permitted potassium permanganate injection under the CRWQCB, Los Angeles Region performed in Los Angeles County.

Project manager of a detailed hydrogeologic assessment that included geologic logging, well installation, slug tests, pump tests, packer tests, and monitoring and dewatering system design for Subsurface Barrier No. 4 at the Puente Hills Landfill.

Conducted a detailed cost evaluation of remedial alternatives for a Ventura County refinery and tank farm.

Directed a detailed assessment of four parcels that are part of a former landfill for purchase and development as industrial property.

Performed emergency response measures and detailed evaluation of a jet fuel release to San Diego Creek for a major petroleum pipeline company as part of a natural resource damage assessment (NRDA) with the Department of Fish and Game OSPR as the regulatory agency.

Performed a detailed evaluation of a proposed insured remediation project for cleanup of soil and groundwater at a former refinery site in southern California.

Conducted litigation support and assisted with expert witness testimony for over twenty separate petroleum retail sites in California, Nevada, and Oregon.

Conducted a detailed hydrogeologic assessment for litigation project involving millions of dollars of structural damage to homes as a result of land movement and subsidence in Simi Valley, California. Project involved expert opinion.

Assisted in litigation support and provided expert witness for insurance claims related to hexavalent chromium contamination of soil and groundwater related to a former chrome plating facility in Los Angeles, California.

Conducted detailed soil and groundwater assessment for litigation project involving petroleum hydrocarbon releases, including litigation against former environmental consultants. Project also included bioremediation of remaining petroleum impacted soils and received a NFA letter from the RWQCB, Los Angeles.

Conducted a soil and groundwater assessment and remediation of a petroleum pipeline release (including gasoline, naptha, and diesel) in Southern California. Soil remediation was conducted via vapor extraction and LNAPL recovery is being performed via vacuum enhanced product recovery. Over 40,000 gallons of LNAPL were recovered.

Developed, managed, and conducted bioremediation of 30,000 cubic yards of TPH-, VOC-, and SVOC-affected soil. Received a NFA letter from the RWQCB, Los Angeles.

Developed, managed, and conducted soil remediation of over 20,000 cubic yards of TPH-affected soil. Received a NFA letter and the property was successfully redeveloped.

Conducted soil investigation and remediation of over 100 former sump and tank locations at 80-year-old active oil field.

Managed and conducted soil and groundwater remediation of halogenated volatile organic compound release in Orange County, California.

Managed and conducted RI/FS of soil and groundwater affected by heavy metals including antimony, lead, arsenic, and selenium at a battery recycling facility in El Florido, Baja, California. The project was performed for the Mexican equivalent to the EPA and involved international litigation against the former tenant for illegal disposal of waste on the property across international borders.

Developed, managed, and conducted soil and groundwater assessments and remediations at gasoline service stations in Santa Barbara, Ventura, Los Angeles, Riverside, San Bernardino, and San Diego counties in Southern California.

Managed and conducted monitoring well baildown tests to estimate the true volume of free phase jet fuel that was present on the water table at the Paramount Petroleum storage facility in Lakewood, California.

Managed and conducted a groundwater assessment at a coatings manufacturing facility in Southern California.

Managed and implemented large-scale groundwater assessment and remediation at a GATX petroleum storage facility in Los Angeles Harbor.

Developed and managed soil and groundwater investigation at an aluminum wheel manufacturing facility in Orange County, California.

Managed, designed, and installed a liquid hydrocarbon recovery system at a GATX petroleum storage facility in the Los Angeles Harbor area.

Conducted an aquifer characterization at the Paramount Petroleum refinery in Paramount, California.

Conducted an aquifer characterization at a large GATX petroleum storage facility in Carson, California.

Implemented a large-scale total fluids recovery system at an ARCO refinery in Carson, California.

Managed and implemented a large-scale groundwater assessment and remediation involving multiple types of free phase liquid hydrocarbons at a petroleum storage facility in Los Angeles Harbor, California. This project included a detailed aquifer characterization that involved numerous pumping step tests, long-term pump tests, and slug tests.

Developed and implemented a verification soil sampling plan and groundwater monitoring program for a large-scale heavy metal-contaminated (predominantly lead) soil remediation project in Riverside, California.

PROFESSIONAL EXPERIENCE

April 2013 to Present – Waterstone Environmental, Inc. – Principal Hydrogeologist

September 2011 to April 2013 – SAIC – Senior Principal Hydrogeologist

2001 to September 2011 - GeoHydrologic Consultants, Inc. – CEO/CFO, Principal Hydrogeologist

1991-2001 – Levine Fricke Recon – Principal Hydrogeologist, Geoscience Group Manager, Technical Group Leader Southwest Region

1990-1991 – Riedel Environmental – Senior Hydrogeologist

1987-1990 – Engineering Enterprises Inc.-Staff, Senior Staff, and Project Hydrogeologist

1985-1987 - Roscoe Moss Company – Monitoring Well Division, Sales and Technical Assistance

REGISTRATIONS: Certified Engineering Geologist: California, No. 2036
Certified Hydrogeologist: California, No. HG-47
Professional Geologist: California, No. 5526
Registered Geologist: Arizona, No. 26396
Registered Geologist: Oregon, No. G1456

EDUCATION: University of California Irvine Extension: Certificate in Environmental Site Assessment and Remediation, 1993
California State University, Los Angeles: M.S. Geology, 1990
California State University, Los Angeles: B.S. Geology, 1987
Cypress Junior College: A.S., 1984

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Vogl, R.A., C.J. Lewis. 2006. *Treatment of TBA at Two Garden Grove Sites*, The Sixteenth Annual West Coast Conference on Contaminated Soils, Sediments and Water, In-Situ Chemical Oxidation Session, San Diego, California, March 13-16, 2006.

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Appendix B
User Questionnaire

Waterstone Environmental, Inc.

Phase I Environmental Site Assessment (ESA)

ASTM E 1527-13 User Questionnaire

Phase I ESA Site Address 137 West San Bernardino Rd and 141 Geneva Pl, Covina, CA

Signature of Representative: _____

Name of Representative: _____ **Company:** _____

(Please print) (Please print)

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2002 (the *"Brownfields Amendments"),* the *user* must provide the following information (if available) to the *environmental professional.* Failure to provide this information could result in a determination that *"all appropriate inquiry"* is not complete.

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25). Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law?

(2.) Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26). Are you aware of any AULs, such as *engineering controls,* land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Waterstone Environmental, Inc.

Phase I Environmental Site Assessment (ESA)

ASTM E 1527-13 User Questionnaire

Phase I ESA Site Address_____

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29). Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property?* If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property?*

(5.) Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30). Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *user,*

(a.) Do you know the past uses of the *property?*

(b.) Do you know of specific chemicals that are present or once were present at the *property?*

(c.) Do you know of spills or other chemical releases that have taken place at the *property?*

(d.) Do you know of any environmental cleanups that have taken place at the *property?*

(6.) The degree of obviousness of the presence of likely presence of contamination at the *property,* and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). As the *user* of this *ESA,* based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property?*

Appendix C
Radius Map Report

Bentley Real Estate
137 West San Bernardino Road
Covina, CA 91723

Inquiry Number: 4496450.2s
December 21, 2015

The EDR Radius Map™ Report with GeoCheck®

EDR® Environmental Data Resources Inc

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting Source Map	A-7
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Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

137 WEST SAN BERNARDINO ROAD
COVINA, CA 91723

COORDINATES

Latitude (North):	34.0905000 - 34° 5' 25.80''
Longitude (West):	117.8914000 - 117° 53' 29.04''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	417765.4
UTM Y (Meters):	3772354.2
Elevation:	554 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5619056 BALDWIN PARK, CA
Version Date:	2012
Southeast Map:	5619080 SAN DIMAS, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20120505
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
137 WEST SAN BERNARDINO ROAD
COVINA, CA 91723

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	CLIPPINGER CHEVROLET	137 W SAN BERNARDINO	HAZNET		TP
A2	CLIPPINGER CHEVROLET	137 W SAN BERNARDINO	HAZNET		TP
A3	WEST COVINA MOTORS I	137 W SAN BERNARDINO	RGA LUST		TP
A4	HASSEN DEVELOPMENT C	137 W SAN BERNARDINO	HAZNET		TP
A5	CLIPPINGER CHEVROLET	137 W SAN BERNARDINO	UST, SWEEPS UST, LOS ANGELES CO. HMS		TP
A6	CLIPPINGER CHEVROLET	137 W SAN BERNARDINO	RCRA-SQG, FINDS		TP
A7	WEST COVINA MOTORS I	137 W SAN BERNARDINO	CA FID UST, LOS ANGELES CO. HMS		TP
A8	CLIPPINGER CHEVROLET	137 W SAN BERNARDINO	LOS ANGELES CO. HMS		TP
A9	WEST COVINA MOTORS I	137 W SAN BERNARDINO	LUST, HIST UST		TP
A10	COVINA MT VIEW VENTU	1375 W SAN BERNARDIN	HAZNET		TP
B11	ELITE FORD BODY SHOP	127 W SAN BERNARDINO	RCRA-SQG, FINDS	Higher	223, 0.042, ESE
B12	RAY ANDREWS FORD	116 W SAN BERNARDINO	CA FID UST	Higher	304, 0.058, ESE
B13	RAY ANDREWS FORD	116 W SAN BERNARDINO	HIST UST	Higher	304, 0.058, ESE
B14	ELITE FORD	116 W SAN BERNARDINO	RCRA-SQG, UST, SWEEPS UST, FINDS, LOS ANGELES CO...	Higher	304, 0.058, ESE
C15	TULVING CHEVRON SERV	503 N CITRUS	EDR Hist Auto	Higher	350, 0.066, East
16	REVERE EXTRUDERS INC	600 NORTH THIRD AVE	RCRA-SQG, SWEEPS UST, HIST UST, CA FID UST, LOS...	Lower	371, 0.070, WNW
C17		516 N CITRUS AVE	EDR Hist Auto	Higher	393, 0.074, East
C18		522 N CITRUS AVE	EDR Hist Auto	Higher	400, 0.076, ENE
19	COVINA AUTO BODY	559 N CITRUS	RCRA-SQG, FINDS, EMI, HAZNET, LOS ANGELES CO. HMS	Higher	428, 0.081, NNW
D20	COVINA REDEVELOPMENT	547 N CITRUS AVE	UST	Higher	467, 0.088, NE
D21		559 N CITRUS AVE	EDR Hist Auto	Higher	472, 0.089, NE
D22		569 N CITRUS AVE	EDR Hist Auto	Higher	525, 0.099, NE
D23	TRANSMISSION HOUSE T	569 N CITRUS AVE	RCRA-SQG, FINDS, HAZNET, LOS ANGELES CO. HMS	Higher	525, 0.099, NE
E24	BUXBANK CLEANERS & T	116 E SAN BERNARDI	EDR Hist Cleaner	Higher	547, 0.104, East
E25	BURBANK CLEANERS & T	116 E SAN BERNARDI	EDR Hist Cleaner	Higher	547, 0.104, East
E26	STEVENSON WM	116 E SAN BERNARDI	EDR Hist Cleaner	Higher	547, 0.104, East
E27	FERST JACOB	119 E SAN BERNARDI	EDR Hist Cleaner	Higher	559, 0.106, East
F28		579 N CITRUS AVE	EDR Hist Auto	Higher	573, 0.109, NE
G29	CITY OF COVINA	400 N CITRUS AVE	UST, LOS ANGELES CO. HMS	Higher	582, 0.110, SE
G30	CITY OF COVINA FIRE	400 N CITRUS AVE	SWEEPS UST, HIST UST	Higher	582, 0.110, SE
F31		583 N CITRUS AVE	EDR Hist Auto	Higher	587, 0.111, NE
G32	SUPERIOR SUPER SERVI	101 W ORANGE ST	EDR Hist Auto	Higher	602, 0.114, SE
G33	CONLIN'S BOB TIRE SE	401 N CITRUS	EDR Hist Auto	Higher	603, 0.114, SE
G34	CITY OF COVINA FIRE	400 CITRUS AVE N	LUST, HIST CORTESE	Higher	608, 0.115, SE
F35		576 N CITRUS AVE	EDR Hist Auto	Higher	618, 0.117, NE
F36	MAACO AUTO PAINTING	576 N CITRUS AVE UNI	RCRA-SQG, FINDS, HAZNET	Higher	618, 0.117, NE
E37		129 E SAN BERNARDINO	EDR Hist Auto	Higher	641, 0.121, East
H38	INTER-COMMUNITY MEDI	303 N 3RD AV	HIST UST, EMI	Lower	789, 0.149, SSW
H39	INTERCOMMUNITY MEDIC	303 NORTH THIRD AVE	RCRA-SQG	Lower	789, 0.149, SSW

MAPPED SITES SUMMARY

Target Property Address:
137 WEST SAN BERNARDINO ROAD
COVINA, CA 91723

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
H40	CITRUS VALLEY MEDICA	303 3RD ST. N	LUST	Lower	789, 0.149, SSW
H41	INTER-COMMUNITY MEDI	303 N 003RD AVE	SWEEPS UST, CA FID UST	Lower	789, 0.149, SSW
H42	CITRUS VALLEY MEDICA	303 N 3RD AVE	UST, LOS ANGELES CO. HMS	Lower	789, 0.149, SSW
H43	INTER-COMMUNITY MEDI	303 003RD	HIST CORTESE	Lower	789, 0.149, SSW
44	KARRES SPORT CAR BOD	146 E FRONT ST	RCRA-SQG, FINDS, EMI, HAZNET	Higher	912, 0.173, ENE
I45	COVINA VALLEY UNIFIE	126 SCHOOL ST E	LUST, HIST CORTESE	Higher	932, 0.177, ESE
I46	ADULT EDUCATION WELD	126 E SCHOOL ST	HIST UST	Higher	932, 0.177, ESE
I47	COVINA VALLEY UNIFIE	126 E SCHOOL ST	SWEEPS UST, CA FID UST, LOS ANGELES CO. HMS	Higher	932, 0.177, ESE
J48	SO CAL GAS/COVINA MG	222 WEST EDNA PLACE	ENVIROSTOR, VCP	Lower	957, 0.181, NW
J49	SO CAL GAS/COVINA MG	222 WEST EDNA PLACE	EDR MGP	Lower	957, 0.181, NW
K50	DETROIT AUTOBODY	521 N 2ND AVE	RCRA-SQG, FINDS	Higher	1060, 0.201, East
K51	ATHANS AUTO BODY	518 N 2ND ST	RCRA-SQG, FINDS	Higher	1077, 0.204, East
52	ABC BUSINESS EQUIPME	217 NORTH CITRUS	RCRA-SQG, FINDS	Lower	1100, 0.208, SSE
53	PACIFIC BELL	124 COLLEGE ST	RCRA NonGen / NLR, FINDS	Lower	1250, 0.237, SSE
54	GTE	106 BADILLO ST E	LUST	Lower	1596, 0.302, SSE
55	F H GASOLINE STATION	909 CITRUS AVE N	LUST, SWEEPS UST, HIST CORTESE, LOS ANGELES CO....	Higher	1998, 0.378, North
56	CALCOVE PARTNERSHIP	925 NORTH CITRUS AVE	LUST	Higher	2145, 0.406, North
57	ROBERT HOLIDAY LINES	359 FRONT ST	LUST, HIST CORTESE	Higher	2299, 0.435, East
58	MOTOR SUPPLY CO.	237 004TH ST	LUST, HIST CORTESE	Lower	2395, 0.454, SSW
59	ROBERT'S HOLIDAY LIN	401 FRONT	LUST, HIST CORTESE	Higher	2551, 0.483, East
L60	COVINA DODGE	345 S CITRUS	RCRA-SQG, SLIC, EMI, HAZNET	Lower	2583, 0.489, South
L61	CHRYSLER - COVINA DO	345 CITRUS	SLIC	Lower	2640, 0.500, South
62	BROWN INTERNATIONAL	633 N. BARRANCA AVE.	RCRA-SQG, ENVIROSTOR, LUST, SWEEPS UST, HIST UST,..	Higher	3093, 0.586, ENE
63	ELDON DRAPERY CLEANE	551 E. EDNA PLACE	ENVIROSTOR	Higher	3544, 0.671, ENE
64	JONES & ROY COMPANY	620 NORTH COMMERCIAL	ENVIROSTOR, LA Co. Site Mitigation	Higher	4180, 0.792, East
65	SAI AUTO GROUP	626 S. CITRUS AVENUE	ENVIROSTOR	Lower	4492, 0.851, South

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
CLIPPINGER CHEVROLET 137 W SAN BERNARDINO COVINA, CA 91722	HAZNET GEPAID: CAD981164957	N/A
CLIPPINGER CHEVROLET 137 W SAN BERNARDINO COVINA, CA 91723	HAZNET GEPAID: CAR000078386	N/A
WEST COVINA MOTORS I 137 W SAN BERNARDINO COVINA, CA	RGA LUST	N/A
HASSEN DEVELOPMENT C 137 W SAN BERNARDINO COVINA, CA 91723	HAZNET GEPAID: CAC002781356	N/A
CLIPPINGER CHEVROLET 137 W SAN BERNARDINO COVINA, CA 91723	UST Facility Id: 9684 SWEEPS UST Status: A Tank Status: A Comp Number: 9684 LOS ANGELES CO. HMS Facility ID: 009843-037772	N/A
CLIPPINGER CHEVROLET 137 W SAN BERNARDINO COVINA, CA 91723	RCRA-SQG EPA ID:: CAR000078386 FINDS Registry ID:: 110002940532	CAR000078386
WEST COVINA MOTORS I 137 W SAN BERNARDINO COVINA, CA	CA FID UST Facility Id: 19054852 Status: A LOS ANGELES CO. HMS Facility ID: 009843-009684	N/A
CLIPPINGER CHEVROLET 137 W SAN BERNARDINO COVINA, CA	LOS ANGELES CO. HMS Facility ID: 009843-I09684	N/A

WEST COVINA MOTORS I 137 W SAN BERNARDINO COVINA, CA 91724	LUST Global Id: T10000000549 Status: Completed - Case Closed HIST UST Facility Id: 00000021095	N/A
COVINA MT VIEW VENTU 1375 W SAN BERNARDIN COVINA, CA 91722	HAZNET GEPAID: CAC002587317	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
CERCLIS ---------- Comprehensive Environmental Response, Compensation, and Liability Information System

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP ---------- CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators

RCRA-CESQG ---------- RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROL ---------- Sites with Institutional Controls

Federal ERNS list

ERNS ---------- Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE ---------- State Response Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ---------- Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST ---------- Underground Storage Tank Listing
AST ---------- Aboveground Petroleum Storage Tank Facilities
INDIAN UST ---------- Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP ---------- Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS ---------- Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---------- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT ---------- Waste Management Unit Database
SWRCY ---------- Recycler Database
HAULERS ---------- Registered Waste Tire Haulers Listing
INDIAN ODI ---------- Report on the Status of Open Dumps on Indian Lands
ODI ---------- Open Dump Inventory
DEBRIS REGION 9 ---------- Torres Martinez Reservation Illegal Dump Site Locations

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ---------- National Clandestine Laboratory Register

AOCONCERN	San Gabriel Valley Areas of Concern
HIST Cal-Sites	Historical Calsites Database
SCH	School Property Evaluation Program
CDL	Clandestine Drug Labs
Toxic Pits	Toxic Pits Cleanup Act Sites
US CDL	Clandestine Drug Labs

Local Land Records

LIENS	Environmental Liens Listing
LIENS 2	CERCLA Lien Information
DEED	Deed Restriction Listing

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
CHMIRS	California Hazardous Material Incident Report System
LDS	Land Disposal Sites Listing
MCS	Military Cleanup Sites Listing
SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
CA BOND EXP. PLAN	Bond Expenditure Plan
Cortese	"Cortese" Hazardous Waste & Substances Sites List

CUPA Listings - CUPA Resources List
DRYCLEANERS - Cleaner Facilities
EMI - Emissions Inventory Data
ENF - Enforcement Action Listing
Financial Assurance - Financial Assurance Information Listing
HWP - EnviroStor Permitted Facilities Listing
HWT - Registered Hazardous Waste Transporter Database
MINES - Mines Site Location Listing
MWMP - Medical Waste Management Program Listing
NPDES - NPDES Permits Listing
PEST LIC - Pesticide Regulation Licenses Listing
PROC - Certified Processors Database
Notify 65 - Proposition 65 Records
LA Co. Site Mitigation - Site Mitigation List
UIC - UIC Listing
WASTEWATER PITS - Oil Wastewater Pits Listing
WDS - Waste Discharge System
WIP - Well Investigation Program Case List

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF - Recovered Government Archive Solid Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 06/09/2015 has revealed that there are 11 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ELITE FORD BODY SHOP	***127 W SAN BERNARDINO***	***ESE 0 - 1/8 (0.042 mi.)***	***B11***	***20***

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ELITE FORD	***116 W SAN BERNARDINO***	***ESE 0 - 1/8 (0.058 mi.)***	***B14***	***24***
COVINA AUTO BODY	***559 N CITRUS***	***NNW 0 - 1/8 (0.081 mi.)***	***19***	***31***
TRANSMISSION HOUSE T	***569 N CITRUS AVE***	***NE 0 - 1/8 (0.099 mi.)***	***D23***	***36***
MAACO AUTO PAINTING	***576 N CITRUS AVE UNI***	***NE 0 - 1/8 (0.117 mi.)***	***F36***	***46***
KARRES SPORT CAR BOD	***146 E FRONT ST***	***ENE 1/8 - 1/4 (0.173 mi.)***	***44***	***57***
DETROIT AUTOBODY	***521 N 2ND AVE***	***E 1/8 - 1/4 (0.201 mi.)***	***K50***	***71***
ATHANS AUTO BODY	***518 N 2ND ST***	***E 1/8 - 1/4 (0.204 mi.)***	***K51***	***72***

Lower Elevation	Address	Direction / Distance	Map ID	Page
REVERE EXTRUDERS INC	***600 NORTH THIRD AVE***	***WNW 0 - 1/8 (0.070 mi.)***	***16***	***27***
INTERCOMMUNITY MEDIC	303 NORTH THIRD AVE	SSW 1/8 - 1/4 (0.149 mi.)	H39	53
ABC BUSINESS EQUIPME	***217 NORTH CITRUS***	***SSE 1/8 - 1/4 (0.208 mi.)***	***52***	***74***

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 11/07/2015 has revealed that there are 5 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BROWN INTERNATIONAL Facility Id: 71002966 Status: Refer: Other Agency	***633 N. BARRANCA AVE.***	***ENE 1/2 - 1 (0.586 mi.)***	***62***	***96***
ELDON DRAPERY CLEANE Facility Id: 19720036 Status: Refer: 1248 Local Agency	551 E. EDNA PLACE	ENE 1/2 - 1 (0.671 mi.)	63	103
JONES & ROY COMPANY Facility Id: 19340730 Status: Refer: Other Agency	***620 NORTH COMMERCIAL***	***E 1/2 - 1 (0.792 mi.)***	***64***	***104***

Lower Elevation	Address	Direction / Distance	Map ID	Page
SO CAL GAS/COVINA MG Facility Id: 19490224 Status: Certified	***222 WEST EDNA PLACE***	***NW 1/8 - 1/4 (0.181 mi.)***	***J48***	***66***
SAI AUTO GROUP Facility Id: 19550030 Status: Refer: 1248 Local Agency	626 S. CITRUS AVENUE	S 1/2 - 1 (0.851 mi.)	65	106

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 10/21/2015 has revealed that there are 9 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CITY OF COVINA FIRE	***400 CITRUS AVE N***	***SE 0 - 1/8 (0.115 mi.)***	***G34***	***43***
Global Id: T0603704104 Global ID: T0603704104 Status: Completed - Case Closed Facility Id: I-13823 Status: Case Closed				
COVINA VALLEY UNIFIE	***126 SCHOOL ST E***	***ESE 1/8 - 1/4 (0.177 mi.)***	***I45***	***62***
Global Id: T0603704909 Global ID: T0603704909 Status: Completed - Case Closed Facility Id: R-10132 Status: Case Closed				
F H GASOLINE STATION	***909 CITRUS AVE N***	***N 1/4 - 1/2 (0.378 mi.)***	***55***	***79***
Global Id: T0603705329 Global ID: T0603705329 Status: Completed - Case Closed Facility Id: R-21301 Status: Case Closed				
CALCOVE PARTNERSHIP	925 NORTH CITRUS AVE	N 1/4 - 1/2 (0.406 mi.)	56	83
Global Id: T0603717525 Status: Completed - Case Closed				
ROBERT HOLIDAY LINES	***359 FRONT ST***	***E 1/4 - 1/2 (0.435 mi.)***	***57***	***84***
Global Id: T0603704405 Global ID: T0603704405 Status: Open - Inactive Facility Id: I-16314 Status: Preliminary site assessment underway				
ROBERT'S HOLIDAY LIN	***401 FRONT***	***E 1/4 - 1/2 (0.483 mi.)***	***59***	***90***
Global ID: T0603700097 Facility Id: 072991-01 Status: Remedial action (cleanup) Underway				

Lower Elevation	Address	Direction / Distance	Map ID	Page
CITRUS VALLEY MEDICA	303 3RD ST. N	SSW 1/8 - 1/4 (0.149 mi.)	H40	54
Global Id: T0603798139 Status: Completed - Case Closed				
GTE	106 BADILLO ST E	SSE 1/4 - 1/2 (0.302 mi.)	54	77
Global Id: T0603704949 Global ID: T0603704949 Status: Completed - Case Closed Facility Id: R-10659				

Status: Case Closed

MOTOR SUPPLY CO.	***237 004TH ST***	***SSW 1/4 - 1/2 (0.454 mi.)***	***58***	***87***
Global Id: T0603704418 Global ID: T0603704418 Status: Completed - Case Closed Facility Id: I-16555 Status: Case Closed				

SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the SLIC list, as provided by EDR, and dated 10/21/2015 has revealed that there are 2 SLIC sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
COVINA DODGE Facility Status: Completed - Case Closed Global Id: SLT43348346	***345 S CITRUS***	***S 1/4 - 1/2 (0.489 mi.)***	***L60***	***91***
CHRYSLER - COVINA DO Facility Status: No further action required	345 CITRUS	S 1/4 - 1/2 (0.500 mi.)	L61	96

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, and dated 10/21/2015 has revealed that there are 4 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ELITE FORD Facility Id: 10878	***116 W SAN BERNARDINO***	***ESE 0 - 1/8 (0.058 mi.)***	***B14***	***24***
COVINA REDEVELOPMENT Facility Id: 35771	547 N CITRUS AVE	NE 0 - 1/8 (0.088 mi.)	D20	35
CITY OF COVINA Facility Id: 13823	***400 N CITRUS AVE***	***SE 0 - 1/8 (0.110 mi.)***	***G29***	***40***

Lower Elevation	Address	Direction / Distance	Map ID	Page
CITRUS VALLEY MEDICA Facility Id: 14527	***303 N 3RD AVE***	***SSW 1/8 - 1/4 (0.149 mi.)***	***H42***	***57***

State and tribal voluntary cleanup sites

VCP: Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

A review of the VCP list, as provided by EDR, and dated 11/07/2015 has revealed that there is 1 VCP site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
SO CAL GAS/COVINA MG Status: Certified Facility Id: 19490224	***222 WEST EDNA PLACE***	***NW 1/8 - 1/4 (0.181 mi.)***	***J48***	***66***

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 5 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ELITE FORD Status: A Tank Status: A Comp Number: 10878	***116 W SAN BERNARDINO***	***ESE 0 - 1/8 (0.058 mi.)***	***B14***	***24***
CITY OF COVINA FIRE Status: A Tank Status: A Comp Number: 13823	***400 N CITRUS AVE***	***SE 0 - 1/8 (0.110 mi.)***	***G30***	***40***
COVINA VALLEY UNIFIE Status: A Tank Status: A Comp Number: 10132	***126 E SCHOOL ST***	***ESE 1/8 - 1/4 (0.177 mi.)***	***I47***	***65***

Lower Elevation	Address	Direction / Distance	Map ID	Page
REVERE EXTRUDERS INC Status: A Comp Number: 9775	***600 NORTH THIRD AVE***	***WNW 0 - 1/8 (0.070 mi.)***	***16***	***27***
INTER-COMMUNITY MEDI Status: A Tank Status: A Comp Number: 14527	***303 N 003RD AVE***	***SSW 1/8 - 1/4 (0.149 mi.)***	***H41***	***56***

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 5 HIST UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
RAY ANDREWS FORD Facility Id: 00000050585	116 W SAN BERNARDINO	ESE 0 - 1/8 (0.058 mi.)	B13	22
CITY OF COVINA FIRE Facility Id: 00000021096	***400 N CITRUS AVE***	***SE 0 - 1/8 (0.110 mi.)***	***G30***	***40***
ADULT EDUCATION WELD Facility Id: 00000041074	126 E SCHOOL ST	ESE 1/8 - 1/4 (0.177 mi.)	I46	64

Lower Elevation	Address	Direction / Distance	Map ID	Page
REVERE EXTRUDERS INC Facility Id: 00000017049	***600 NORTH THIRD AVE***	***WNW 0 - 1/8 (0.070 mi.)***	***16***	***27***
INTER-COMMUNITY MEDI Facility Id: 00000066428	***303 N 3RD AV***	***SSW 1/8 - 1/4 (0.149 mi.)***	***H38***	***48***

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 4 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
RAY ANDREWS FORD Facility Id: 19010745 Status: A	116 W SAN BERNARDINO	ESE 0 - 1/8 (0.058 mi.)	B12	22
COVINA VALLEY UNIFIE Facility Id: 19054886 Status: A	***126 E SCHOOL ST***	***ESE 1/8 - 1/4 (0.177 mi.)***	***I47***	***65***

Lower Elevation	Address	Direction / Distance	Map ID	Page
REVERE EXTRUDERS INC Facility Id: 19054863 Status: A	***600 NORTH THIRD AVE***	***WNW 0 - 1/8 (0.070 mi.)***	***16***	***27***
INTER-COMMUNITY MEDI Facility Id: 19003694 Status: A	***303 N 003RD AVE***	***SSW 1/8 - 1/4 (0.149 mi.)***	***H41***	***56***

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or

dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/09/2015 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL	***124 COLLEGE ST***	***SSE 1/8 - 1/4 (0.237 mi.)***	***53***	***75***

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 7 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CITY OF COVINA FIRE Reg Id: I-13823	***400 CITRUS AVE N***	***SE 0 - 1/8 (0.115 mi.)***	***G34***	***43***
COVINA VALLEY UNIFIE Reg Id: R-10132	***126 SCHOOL ST E***	***ESE 1/8 - 1/4 (0.177 mi.)***	***I45***	***62***
F H GASOLINE STATION Reg Id: R-21301	***909 CITRUS AVE N***	***N 1/4 - 1/2 (0.378 mi.)***	***55***	***79***
ROBERT HOLIDAY LINES Reg Id: I-16314	***359 FRONT ST***	***E 1/4 - 1/2 (0.435 mi.)***	***57***	***84***
ROBERT'S HOLIDAY LIN Reg Id: 072991-01	***401 FRONT***	***E 1/4 - 1/2 (0.483 mi.)***	***59***	***90***

Lower Elevation	Address	Direction / Distance	Map ID	Page
INTER-COMMUNITY MEDI Reg Id: I-14527	303 003RD	SSW 1/8 - 1/4 (0.149 mi.)	H43	57
MOTOR SUPPLY CO. Reg Id: I-16555	***237 004TH ST***	***SSW 1/4 - 1/2 (0.454 mi.)***	***58***	***87***

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

A review of the EDR MGP list, as provided by EDR, has revealed that there is 1 EDR MGP site within

approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
SO CAL GAS/COVINA MG	222 WEST EDNA PLACE	NW 1/8 - 1/4 (0.181 mi.)	J49	70

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 11 EDR Hist Auto sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
TULVING CHEVRON SERV	503 N CITRUS	E 0 - 1/8 (0.066 mi.)	C15	27
Not reported	516 N CITRUS AVE	E 0 - 1/8 (0.074 mi.)	C17	30
Not reported	522 N CITRUS AVE	ENE 0 - 1/8 (0.076 mi.)	C18	30
Not reported	559 N CITRUS AVE	NE 0 - 1/8 (0.089 mi.)	D21	35
Not reported	569 N CITRUS AVE	NE 0 - 1/8 (0.099 mi.)	D22	35
Not reported	579 N CITRUS AVE	NE 0 - 1/8 (0.109 mi.)	F28	40
Not reported	583 N CITRUS AVE	NE 0 - 1/8 (0.111 mi.)	F31	42
SUPERIOR SUPER SERVI	101 W ORANGE ST	SE 0 - 1/8 (0.114 mi.)	G32	42
CONLIN'S BOB TIRE SE	401 N CITRUS	SE 0 - 1/8 (0.114 mi.)	G33	43
Not reported	576 N CITRUS AVE	NE 0 - 1/8 (0.117 mi.)	F35	45
Not reported	129 E SAN BERNARDINO	E 0 - 1/8 (0.121 mi.)	E37	47

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

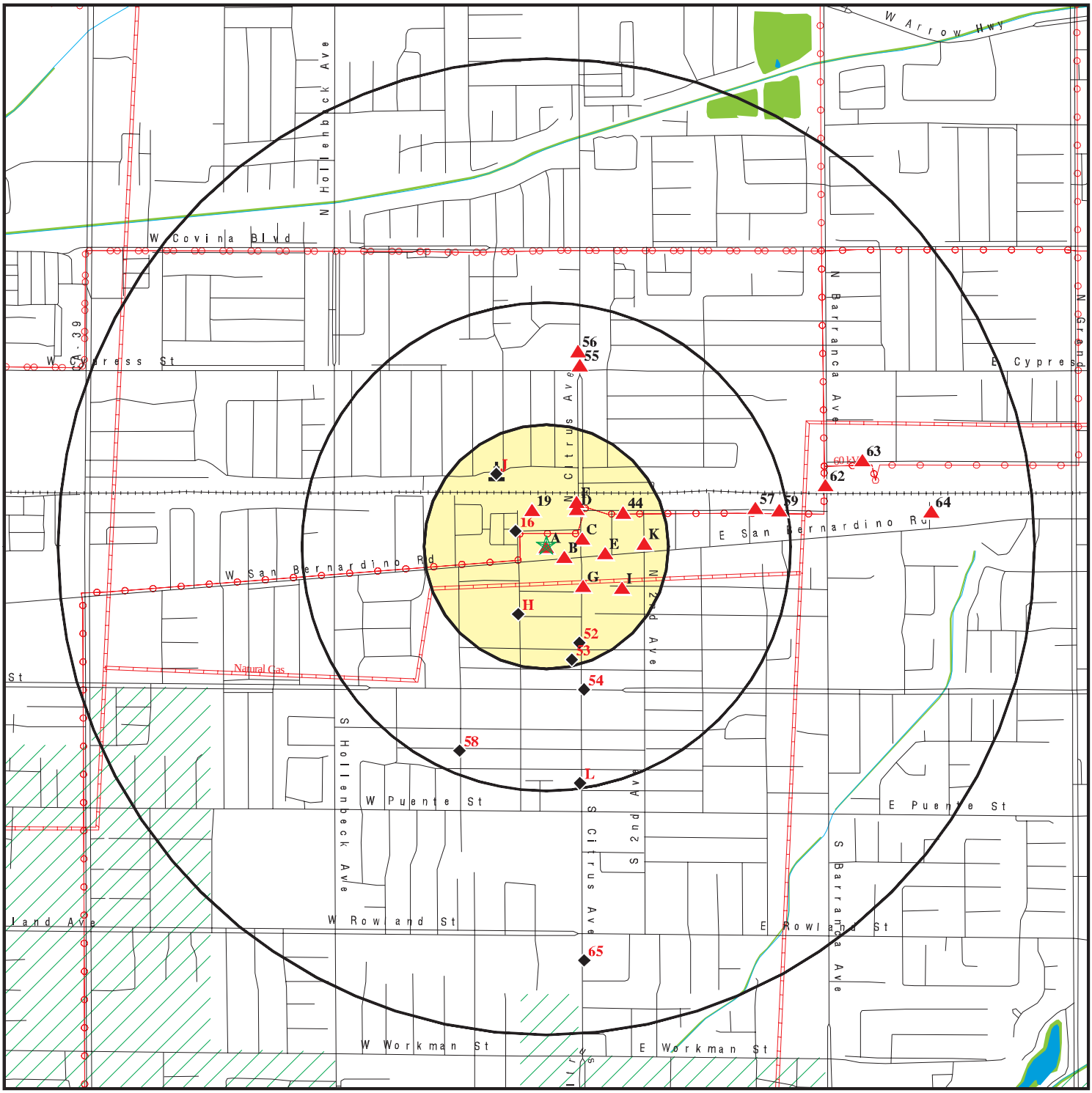
A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 4 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BUXBANK CLEANERS & T	116 E SAN BERNARDI	E 0 - 1/8 (0.104 mi.)	E24	39
BURBANK CLEANERS & T	116 E SAN BERNARDI	E 0 - 1/8 (0.104 mi.)	E25	39
STEVENSON WM	116 E SAN BERNARDI	E 0 - 1/8 (0.104 mi.)	E26	39
FERST JACOB	119 E SAN BERNARDI	E 0 - 1/8 (0.106 mi.)	E27	39

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 4496450.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Bentley Real Estate	CLIENT: Waterstone Environmental Inc
ADDRESS: 137 West San Bernardino Road Covina CA 91723	CONTACT: Richard Vogl
LAT/LONG: 34.0905 / 117.8914	INQUIRY #: 4496450.2s
	DATE: December 21, 2015 8:43 am

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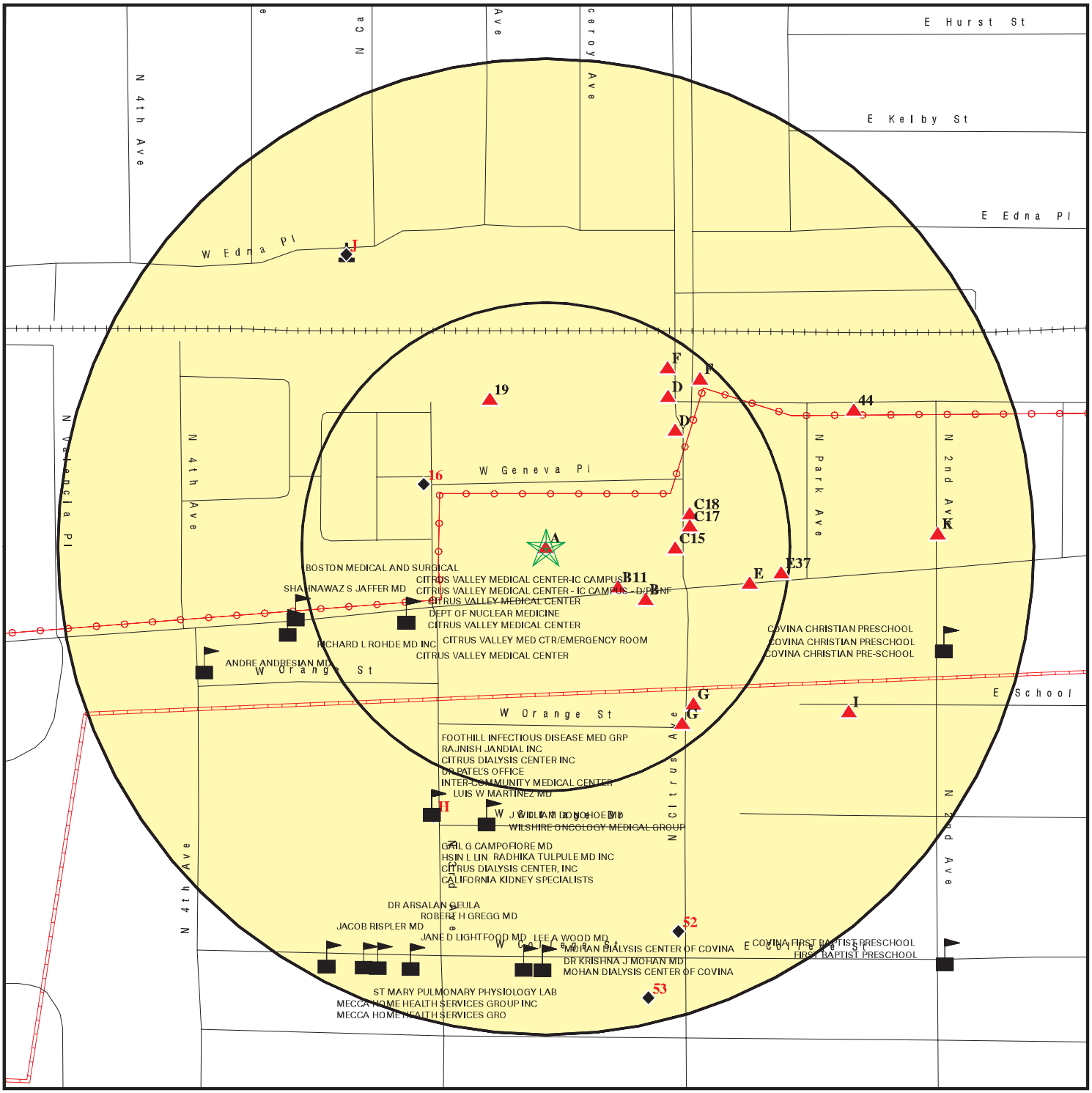
DETAIL MAP - 4496450.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Pipelines
- 100-year flood zone
- 500-year flood zone
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Bentley Real Estate	CLIENT: Waterstone Environmental Inc
ADDRESS: 137 West San Bernardino Road Covina CA 91723	CONTACT: Richard Vogl
LAT/LONG: 34.0905 / 117.8914	INQUIRY #: 4496450.2s DATE: December 21, 2015 8:45 am

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
CERCLIS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site List								
CERCLIS-NFRAP	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250	1	6	5	NR	NR	NR	12
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	1	0	4	NR	5
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500	1	1	2	6	NR	NR	10

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
SLIC	0.500		0	0	2	NR	NR	2
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250	1	3	1	NR	NR	NR	5
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	1	0	NR	NR	1
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
AOCONCERN	1.000		0	0	0	0	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250	1	3	2	NR	NR	NR	6
HIST UST	0.250	1	3	2	NR	NR	NR	6
CA FID UST	0.250	1	2	2	NR	NR	NR	5
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	1	NR	NR	NR	1
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP	1	NR	NR	NR	NR	NR	1
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HAZNET	TP	4	NR	NR	NR	NR	NR	4
HIST CORTESE	0.500		1	2	4	NR	NR	7
LOS ANGELES CO. HMS	TP	3	NR	NR	NR	NR	NR	3
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	TP		NR	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
LA Co. Site Mitigation	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	1	0	0	NR	1
EDR Hist Auto	0.125		11	NR	NR	NR	NR	11
EDR Hist Cleaner	0.125		4	NR	NR	NR	NR	4
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP	1	NR	NR	NR	NR	NR	1
- Totals --		15	34	20	12	4	0	85

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1
Target
Property

CLIPPINGER CHEVROLET INC
137 W SAN BERNARDINO RD
COVINA, CA 91722

HAZNET **S113003454**
N/A

Site 1 of 10 in cluster A

Actual:
554 ft.

HAZNET:

envid:	S113003454
Year:	2004
GEPAID:	CAD981164957
Contact:	MAUREEN SMITH
Telephone:	8183396261
Mailing Name:	Not reported
Mailing Address:	PO BOX 1375
Mailing City,St,Zip:	COVINA, CA 917220375
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Oil/water separation sludge
Disposal Method:	Not reported
Tons:	10.42
Cat Decode:	Oil/water separation sludge
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	S113003454
Year:	2003
GEPAID:	CAD981164957
Contact:	MAUREEN SMITH
Telephone:	8183396261
Mailing Name:	Not reported
Mailing Address:	PO BOX 1375
Mailing City,St,Zip:	COVINA, CA 917220375
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Oil/water separation sludge
Disposal Method:	Recycler
Tons:	4.79
Cat Decode:	Oil/water separation sludge
Method Decode:	Recycler
Facility County:	Los Angeles

envid:	S113003454
Year:	2002
GEPAID:	CAD981164957
Contact:	MAUREEN SMITH
Telephone:	8183396261
Mailing Name:	Not reported
Mailing Address:	PO BOX 1375
Mailing City,St,Zip:	COVINA, CA 917220375
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Oil/water separation sludge
Disposal Method:	Recycler
Tons:	6.04
Cat Decode:	Oil/water separation sludge
Method Decode:	Recycler

CLIPPINGER CHEVROLET INC (Continued) **S113003454**

Facility County: Los Angeles

envid: S113003454
Year: 2001
GEPAID: CAD981164957
Contact: MAUREEN SMITH
Telephone: 8183396261
Mailing Name: Not reported
Mailing Address: PO BOX 1375
Mailing City,St,Zip: COVINA, CA 917220375
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Oil/water separation sludge
Disposal Method: Recycler
Tons: 8.27
Cat Decode: Oil/water separation sludge
Method Decode: Recycler
Facility County: Los Angeles

envid: S113003454
Year: 2000
GEPAID: CAD981164957
Contact: MAUREEN SMITH
Telephone: 8183396261
Mailing Name: Not reported
Mailing Address: PO BOX 1375
Mailing City,St,Zip: COVINA, CA 917220375
Gen County: Not reported
TSD EPA ID: CAD981696420
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Transfer Station
Tons: 1.14
Cat Decode: Aqueous solution with total organic residues less than 10 percent
Method Decode: Transfer Station
Facility County: Los Angeles

Click this hyperlink while viewing on your computer to access
33 additional CA_HAZNET: record(s) in the EDR Site Report.

A2 **CLIPPINGER CHEVROLET** **HAZNET** **S113175160**
Target **137 W SAN BERNARDINO RD** **N/A**
Property **COVINA, CA 91723**

Site 2 of 10 in cluster A

Actual:
554 ft.

HAZNET:
envid: S113175160
Year: 2011
GEPAID: CAR000078386
Contact: MAUREEN E. ROOKS/ADMIN ASST
Telephone: 6263883715
Mailing Name: Not reported
Mailing Address: 2000 E GARVEY AVE S
Mailing City,St,Zip: WEST COVINA, CA 917911911
Gen County: Not reported
TSD EPA ID: CAD028409019

CLIPPINGER CHEVROLET (Continued) **S113175160**

TSD County:	Not reported
Waste Category:	Other inorganic solid waste
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.075
Cat Decode:	Other inorganic solid waste
Method Decode:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County:	Los Angeles
envid:	S113175160
Year:	2011
GEPAID:	CAR000078386
Contact:	MAUREEN E. ROOKS/ADMIN ASST
Telephone:	6263883715
Mailing Name:	Not reported
Mailing Address:	2000 E GARVEY AVE S
Mailing City,St,Zip:	WEST COVINA, CA 917911911
Gen County:	Not reported
TSD EPA ID:	CAD028409019
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues less than 10 percent
Disposal Method:	Discharge To Sewer/Potw Or Npdes(With Prior Storage--With Or Without Treatment)
Tons:	0.924
Cat Decode:	Aqueous solution with total organic residues less than 10 percent
Method Decode:	Discharge To Sewer/Potw Or Npdes(With Prior Storage--With Or Without Treatment)
Facility County:	Los Angeles
envid:	S113175160
Year:	2011
GEPAID:	CAR000078386
Contact:	MAUREEN E. ROOKS/ADMIN ASST
Telephone:	6263883715
Mailing Name:	Not reported
Mailing Address:	2000 E GARVEY AVE S
Mailing City,St,Zip:	WEST COVINA, CA 917911911
Gen County:	Not reported
TSD EPA ID:	CAD008302903
TSD County:	Not reported
Waste Category:	Other inorganic solid waste
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.1
Cat Decode:	Other inorganic solid waste
Method Decode:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County:	Los Angeles
envid:	S113175160
Year:	2011
GEPAID:	CAR000078386
Contact:	MAUREEN E. ROOKS/ADMIN ASST
Telephone:	6263883715
Mailing Name:	Not reported
Mailing Address:	2000 E GARVEY AVE S
Mailing City,St,Zip:	WEST COVINA, CA 917911911
Gen County:	Not reported
TSD EPA ID:	CAD008302903

CLIPPINGER CHEVROLET (Continued) **S113175160**

TSD County:	Not reported
Waste Category:	Unspecified solvent mixture
Disposal Method:	Fuel Blending Prior To Energy Recovery At Another Site
Tons:	1.17
Cat Decode:	Unspecified solvent mixture
Method Decode:	Fuel Blending Prior To Energy Recovery At Another Site
Facility County:	Los Angeles

envid:	S113175160
Year:	2011
GEPAID:	CAR000078386
Contact:	MAUREEN E. ROOKS/ADMIN ASST
Telephone:	6263883715
Mailing Name:	Not reported
Mailing Address:	2000 E GARVEY AVE S
Mailing City,St,Zip:	WEST COVINA, CA 917911911
Gen County:	Not reported
TSD EPA ID:	CAD008302903
TSD County:	Not reported
Waste Category:	Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Disposal Method:	Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.1668
Cat Decode:	Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Method Decode:	Fuel Blending Prior To Energy Recovery At Another Site
Facility County:	Los Angeles

Click this hyperlink while viewing on your computer to access
7 additional CA_HAZNET: record(s) in the EDR Site Report.

A3 **WEST COVINA MOTORS INC** **RGA LUST** **S114720974**
Target **137 W SAN BERNARDINO RD** **N/A**
Property **COVINA, CA**

Site 3 of 10 in cluster A

Actual: **554 ft.**

RGA LUST:

2012	WEST COVINA MOTORS INC	137 W SAN BERNARDINO RD
2011	WEST COVINA MOTORS INC	137 W SAN BERNARDINO RD
2010	WEST COVINA MOTORS INC	137 W SAN BERNARDINO RD
2009	WEST COVINA MOTORS INC	137 W SAN BERNARDINO RD

A4 **HASSEN DEVELOPMENT CORPORATION** **HAZNET** **S118218692**
Target **137 W SAN BERNARDINO RD** **N/A**
Property **COVINA, CA 91723**

Site 4 of 10 in cluster A

Actual: **554 ft.**

HAZNET:

envid:	S118218692
Year:	2014
GEPAID:	CAC002781356
Contact:	TOM WILLIAMS
Telephone:	6269151000
Mailing Name:	Not reported
Mailing Address:	100 N BARRANCA ST STE 900
Mailing City,St,Zip:	WEST COVINA, CA 917911662

HASSEN DEVELOPMENT CORPORATION (Continued) **S118218692**

Gen County:	Los Angeles
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles
Waste Category:	Waste oil and mixed oil
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	1.444
Cat Decode:	Waste oil and mixed oil
Method Decode:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County:	Los Angeles

A5 **CLIPPINGER CHEVROLET** **UST** **U001569240**
Target **137 W SAN BERNARDINO RD** **SWEEPS UST** **N/A**
Property **COVINA, CA 91723** **LOS ANGELES CO. HMS**

Site 5 of 10 in cluster A

Actual: 554 ft.

UST:

Facility ID:	9684
Permitting Agency:	LOS ANGELES COUNTY
Latitude:	34.091896
Longitude:	-117.890009

SWEEPS UST:

Status:	Active
Comp Number:	9684
Number:	9
Board Of Equalization:	44-008519
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-009684-000001
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN
STG:	W
Content:	Not reported
Number Of Tanks:	5

Status:	Active
Comp Number:	9684
Number:	9
Board Of Equalization:	44-008519
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-009684-000002
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN
STG:	W
Content:	Not reported
Number Of Tanks:	Not reported

CLIPPINGER CHEVROLET (Continued) **U001569240**

Status: Active
Comp Number: 9684
Number: 9
Board Of Equalization: 44-008519
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-009684-000003
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

Status: Active
Comp Number: 9684
Number: 9
Board Of Equalization: 44-008519
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-009684-000004
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

Status: Active
Comp Number: 9684
Number: 9
Board Of Equalization: 44-008519
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-009684-000005
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

LOS ANGELES CO. HMS:
Region: LA
Facility Id: 009843-037772
Facility Type: Not reported
Facility Status: OPEN
Area: 6B

CLIPPINGER CHEVROLET (Continued) **U001569240**

Permit Number: Not reported
Permit Status: Not reported

A6
Target Property

CLIPPINGER CHEVROLET OLDSMOBILE
137 W SAN BERNARDINO RD
COVINA, CA 91723

RCRA-SQG **1004675888**
FINDS **CAR000078386**

Site 6 of 10 in cluster A

Actual: 554 ft.

RCRA-SQG:

Date form received by agency:	07/11/2000
Facility name:	CLIPPINGER CHEVROLET OLDSMOBILE
Facility address:	137 W SAN BERNARDINO RD COVINA, CA 91723
EPA ID:	CAR000078386
Mailing address:	P O BOX 1375 COVINA, CA 91722
Contact:	TOM KNOTT
Contact address:	P O BOX 1375 COVINA, CA 91722
Contact country:	US
Contact telephone:	(626) 339-6261
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	WEST COVINA MOTORS INC
Owner/operator address:	2000 E GARVEY SOUTH WEST COVINA, CA 91790
Owner/operator country:	Not reported
Owner/operator telephone:	(626) 339-6261
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No

CLIPPINGER CHEVROLET OLDSMOBILE (Continued) **1004675888**

Used oil transporter: No

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

Violation Status: No violations found

FINDS:

Registry ID: 110002940532

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

A7 Target Property **WEST COVINA MOTORS INC**
137 W SAN BERNARDINO RD
COVINA, CA

CA FID UST **S101618851**
LOS ANGELES CO. HMS **N/A**

Site 7 of 10 in cluster A

Actual: 554 ft.

CA FID UST:

Facility ID:	19054852
Regulated By:	UTNKA
Regulated ID:	00021095
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	8180000000
Mail To:	Not reported
Mailing Address:	BOX
Mailing Address 2:	Not reported
Mailing City,St,Zip:	COVINA
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

LOS ANGELES CO. HMS:

Region:	LA
Facility Id:	009843-009684
Facility Type:	T0
Facility Status:	Permit
Area:	6B
Permit Number:	00000931T
Permit Status:	Closed

A8 **CLIPPINGER CHEVROLET** **LOS ANGELES CO. HMS** **S103629311**
Target **137 W SAN BERNARDINO RD** **N/A**
Property **COVINA, CA**

Site 8 of 10 in cluster A

Actual:
554 ft.

LOS ANGELES CO. HMS:

Region:	LA
Facility Id:	009843-I09684
Facility Type:	Not reported
Facility Status:	OPEN
Area:	6B
Permit Number:	Not reported
Permit Status:	Not reported

A9 **WEST COVINA MOTORS INC** **LUST** **S105796932**
Target **137 W SAN BERNARDINO RD** **HIST UST** **N/A**
Property **COVINA, CA 91724**

Site 9 of 10 in cluster A

Actual:
554 ft.

LUST:

Region:	STATE
Global Id:	T10000000549
Latitude:	34.0905318041239
Longitude:	-117.891410256145
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	04/08/2015
Lead Agency:	SWRCB
Case Worker:	MC
Local Agency:	LOS ANGELES COUNTY
RB Case Number:	Not reported
LOC Case Number:	009843-009684
File Location:	Not reported
Potential Media Affect:	Not reported
Potential Contaminants of Concern:	Not reported
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T10000000549
Contact Type:	Regional Board Caseworker
Contact Name:	MATTHEW COHEN
Organization Name:	SWRCB
Address:	1001 I Street
City:	SACRAMENTO
Email:	mcohen@waterboards.ca.gov
Phone Number:	9163415751

Global Id:	T10000000549
Contact Type:	Regional Board Caseworker
Contact Name:	YUE RONG
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4TH ST., SUITE 200
City:	Los Angeles
Email:	yrong@waterboards.ca.gov
Phone Number:	Not reported

WEST COVINA MOTORS INC (Continued) **S105796932**

Global Id: T10000000549
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Address: 900 S FREMONT AVE
City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

Status History:
Global Id: T10000000549
Status: Completed - Case Closed
Status Date: 04/08/2015

Global Id: T10000000549
Status: Open - Case Begin Date
Status Date: 02/07/2008

Global Id: T10000000549
Status: Open - Eligible for Closure
Status Date: 12/10/2013

Global Id: T10000000549
Status: Open - Eligible for Closure
Status Date: 11/19/2014

Global Id: T10000000549
Status: Open - Site Assessment
Status Date: 02/07/2008

Regulatory Activities:
Global Id: T10000000549
Action Type: ENFORCEMENT
Date: 02/14/2008
Action: Staff Letter

Global Id: T10000000549
Action Type: RESPONSE
Date: 01/21/1987
Action: Tank Removal Report / UST Sampling Report

Global Id: T10000000549
Action Type: RESPONSE
Date: 08/27/2002
Action: Tank Removal Workplan

Global Id: T10000000549
Action Type: ENFORCEMENT
Date: 04/08/2015
Action: Closure/No Further Action Letter

Global Id: T10000000549
Action Type: ENFORCEMENT
Date: 11/19/2014
Action: State Water Board Closure Order

WEST COVINA MOTORS INC (Continued) **S105796932**

Global Id: T10000000549
Action Type: ENFORCEMENT
Date: 07/01/2013
Action: Referral to Other State Agency

Global Id: T10000000549
Action Type: ENFORCEMENT
Date: 08/13/2014
Action: Notification - Public Notice of Case Closure

HIST UST:
Region: STATE
Facility ID: 00000021095
Facility Type: Other
Other Type: AUTOMOBILE DEALER
Contact Name: JOHN CLIPPINGER
Telephone: 8183396261
Owner Name: CLIPPINGER CHEVROLET, INC.
Owner Address: 137 W. SAN BERNARDINO ROAD
Owner City,St,Zip: COVINA, CA 91723
Total Tanks: 0009

Tank Num: 001
Container Num: TRK 1
Year Installed: 1965
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: TRK 2
Year Installed: 1965
Tank Capacity: 00000000
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 003
Container Num: LUBE 3
Year Installed: 1965
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 004
Container Num: LUBE 4
Year Installed: 1965
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: Not reported

WEST COVINA MOTORS INC (Continued) **S105796932**

Leak Detection: Stock Inventor

Tank Num: 005
Container Num: LUBE 5
Year Installed: 1965
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 006
Container Num: LUBE 6
Year Installed: 1965
Tank Capacity: 00000000
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 007
Container Num: #7
Year Installed: 1962
Tank Capacity: 00008000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 008
Container Num: #8
Year Installed: 1980
Tank Capacity: 00006000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 009
Container Num: #9
Year Installed: 1980
Tank Capacity: 00006000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

A10 **COVINA MT VIEW VENTURE** **HAZNET** **S112943624**
Target **1375 W SAN BERNARDINO RD** **N/A**
Property **COVINA, CA 91722**

Site 10 of 10 in cluster A

Actual: 554 ft.

HAZNET:
envid: S112943624
Year: 2005
GEPAID: CAC002587317
Contact: RUTH SHAPIRO

COVINA MT VIEW VENTURE (Continued) **S112943624**

Telephone:	8187840949
Mailing Name:	Not reported
Mailing Address:	PO BOX 260515
Mailing City,St,Zip:	ENCINO, CA 91426
Gen County:	Not reported
TSD EPA ID:	CAD009007626
TSD County:	Not reported
Waste Category:	Asbestos containing waste
Disposal Method:	Disposal, Land Fill
Tons:	1.68
Cat Decode:	Asbestos containing waste
Method Decode:	Disposal, Land Fill
Facility County:	Los Angeles

B11 **ELITE FORD BODY SHOP** **RCRA-SQG** **1006805563**
ESE **127 W SAN BERNARDINO RD** **FINDS** **CAR000129262**
< 1/8 **COVINA, CA 91723**
0.042 mi.
223 ft. **Site 1 of 4 in cluster B**

Relative:
Higher

Actual:
557 ft.

RCRA-SQG:

Date form received by agency:	10/10/2002
Facility name:	ELITE FORD BODY SHOP
Facility address:	127 W SAN BERNARDINO RD COVINA, CA 91723
EPA ID:	CAR000129262
Mailing address:	P O BOX 4429 COVINA, CA 91723
Contact:	DONNA GRAHAM
Contact address:	P O BOX 4429 COVINA, CA 91723
Contact country:	US
Contact telephone:	(626) 339-6291
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	I M I INVESTMENTS INC
Owner/operator address:	127 W SAN BERNARDINO RD COVINA, CA 91723
Owner/operator country:	Not reported
Owner/operator telephone:	(626) 339-6291
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No

ELITE FORD BODY SHOP (Continued) **1006805563**

Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D005
. Waste name: BARIUM

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

ELITE FORD BODY SHOP (Continued) **1006805563**

Violation Status: No violations found

FINDS:

Registry ID: 110013357704

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

B12 **RAY ANDREWS FORD** **CA FID UST** **S101584349**
ESE **116 W SAN BERNARDINO RD** **N/A**
< 1/8 **COVINA, CA 91722**
0.058 mi.
304 ft. **Site 2 of 4 in cluster B**

Relative:
Higher

Actual:
557 ft.

CA FID UST:

Facility ID:	19010745
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	8183396291
Mail To:	Not reported
Mailing Address:	116 W SAN BERNARDINO RD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	COVINA 91722
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

B13 **RAY ANDREWS FORD** **HIST UST** **U001569253**
ESE **116 W SAN BERNARDINO RD** **N/A**
< 1/8 **COVINA, CA 91723**
0.058 mi.
304 ft. **Site 3 of 4 in cluster B**

Relative:
Higher

Actual:
557 ft.

HIST UST:

Region:	STATE
Facility ID:	00000050585
Facility Type:	Other
Other Type:	NEW/USED CAR DEALER
Contact Name:	Not reported
Telephone:	8183396291
Owner Name:	RAY ANDREWS FORD
Owner Address:	116 W. SAN BERNARDINO RD.
Owner City,St,Zip:	COVINA, CA 91723
Total Tanks:	0007

RAY ANDREWS FORD (Continued) **U001569253**

Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	Visual

Tank Num:	002
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	Visual

Tank Num:	003
Container Num:	3
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	Visual

Tank Num:	004
Container Num:	4
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	10

Tank Num:	005
Container Num:	5
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	Visual

Tank Num:	006
Container Num:	6
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Tank Num:	007
Container Num:	7
Year Installed:	Not reported

RAY ANDREWS FORD (Continued) **U001569253**

Tank Capacity:	00000000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

B14 **ELITE FORD** **RCRA-SQG** **1000101998**
ESE **116 W SAN BERNARDINO RD** **UST** **CAD981446271**
< 1/8 **COVINA, CA 91723** **SWEEPS UST**
0.058 mi. **FINDS**
304 ft. **Site 4 of 4 in cluster B** **LOS ANGELES CO. HMS**

Relative: Higher

Actual: 557 ft.

RCRA-SQG:

Date form received by agency:	10/10/2002
Facility name:	ELITE FORD
Facility address:	116 W SAN BERNARDINO RD COVINA, CA 91723
EPA ID:	CAD981446271
Mailing address:	P O BOX 4429 COVINA, CA 91723
Contact:	DONNA M GRAHAM
Contact address:	P O BOX 4429 COVINA, CA 91723
Contact country:	US
Contact telephone:	(626) 339-6291
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	I M I INVESTMENTS INC
Owner/operator address:	NOT REQUIRED NOT REQUIRED, CA 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(999) 999-9999
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No

ELITE FORD (Continued) **1000101998**

Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

Violation Status: No violations found

UST:
Facility ID: 10878
Permitting Agency: LOS ANGELES COUNTY
Latitude: 34.0914201
Longitude: -117.8894567

SWEEPS UST:
Status: Not reported
Comp Number: 10878
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-010878-000001
Tank Status: Not reported
Capacity: 5000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: LEADED
Number Of Tanks: 2

Status: Not reported
Comp Number: 10878
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-010878-000002
Tank Status: Not reported

ELITE FORD (Continued) **1000101998**

Capacity:	5000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	10878
Number:	2
Board Of Equalization:	Not reported
Referral Date:	06-13-90
Action Date:	06-13-90
Created Date:	06-08-90
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-010878-000003
Tank Status:	A
Capacity:	10000
Active Date:	06-13-90
Tank Use:	M.V. FUEL
STG:	P
Content:	OTHER
Number Of Tanks:	1

FINDS:

Registry ID: 110002709855

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

LOS ANGELES CO. HMS:

Region:	LA
Facility Id:	010902-010878
Facility Type:	T0
Facility Status:	Permit
Area:	6B
Permit Number:	00005882T
Permit Status:	Closed

Region:	LA
Facility Id:	010902-038149
Facility Type:	Not reported
Facility Status:	OPEN
Area:	6B
Permit Number:	Not reported
Permit Status:	Not reported

C15
East
< 1/8
0.066 mi.
350 ft.

TULVING CHEVRON SERVICE
503 N CITRUS
COVINA, CA 91722

Site 1 of 3 in cluster C

EDR Hist Auto **1008995233**
N/A

Relative:
Higher

Actual:
559 ft.

EDR Historical Auto Stations:

Name:	FREET DAVE CHEVRON SERVICE
Year:	1955
Type:	Not reported
Name:	TULVING CHEVRON SERVICE
Year:	1956
Type:	Not reported

16
WNW
< 1/8
0.070 mi.
371 ft.

REVERE EXTRUDERS INC
600 NORTH THIRD AVE
COVINA, CA 91722

RCRA-SQG **1000214681**
SWEEPS UST **CAD062091079**
HIST UST
CA FID UST
LOS ANGELES CO. HMS

Relative:
Lower

Actual:
551 ft.

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	REVERE EXTRUDERS INC
Facility address:	600 NORTH THIRD AVE COVINA, CA 91722
EPA ID:	CAD062091079
Mailing address:	PO BOX 1257 COVINA, CA 91722
Contact:	Not reported
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	REVERE EXTRUDERS INC
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported
Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212

REVERE EXTRUDERS INC (Continued) **1000214681**

Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 08/19/1980
Site name: REVERE EXTRUDERS INC
Classification: Large Quantity Generator

Violation Status: No violations found

SWEEPS UST:
Status: Active
Comp Number: 9775
Number: 9
Board Of Equalization: Not reported
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

HIST UST:
Region: STATE
Facility ID: 00000017049
Facility Type: Other
Other Type: ALUMINUM ANODIZING
Contact Name: RAY SHOEMAKER
Telephone: 8189674381
Owner Name: W. W. TOUGHSTONE TRUST
Owner Address: 2345 WEST 17TH ST.

REVERE EXTRUDERS INC (Continued) **1000214681**

Owner City,St,Zip: LONG BEACH, CA 90813
Total Tanks: 0003

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: 2
Year Installed: Not reported
Tank Capacity: 00000000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 003
Container Num: U.L.H74471
Year Installed: 1977
Tank Capacity: 00012000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: 1/4
Leak Detection: Stock Inventor

CA FID UST:
Facility ID: 19054863
Regulated By: UTNKA
Regulated ID: 00017049
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 8180000000
Mail To: Not reported
Mailing Address: BOX
Mailing Address 2: Not reported
Mailing City,St,Zip: COVINA
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

LOS ANGELES CO. HMS:
Region: LA
Facility Id: 009928-009775
Facility Type: T0
Facility Status: Removed
Area: 6B
Permit Number: 00001071T

REVERE EXTRUDERS INC (Continued) **1000214681**

Permit Status: Removed

C17 **EDR Hist Auto** **1015534832**
East **516 N CITRUS AVE** **N/A**
< 1/8 **COVINA, CA 91723**
0.074 mi.
393 ft. **Site 2 of 3 in cluster C**

Relative:
Higher

Actual:
560 ft.

EDR Historical Auto Stations:

Name: RODS AUTO CARE
Year: 1999
Address: 516 N CITRUS AVE

Name: BO S AUTO
Year: 2004
Address: 516 N CITRUS AVE

Name: BO S AUTO
Year: 2005
Address: 516 N CITRUS AVE

C18 **EDR Hist Auto** **1015538510**
ENE **522 N CITRUS AVE** **N/A**
< 1/8 **COVINA, CA 91723**
0.076 mi.
400 ft. **Site 3 of 3 in cluster C**

Relative:
Higher

Actual:
560 ft.

EDR Historical Auto Stations:

Name: C & M AUTO REPAIR
Year: 1999
Address: 522 N CITRUS AVE

Name: C & M AUTO REPAIR
Year: 2001
Address: 522 N CITRUS AVE

Name: C & M AUTO REPAIR
Year: 2002
Address: 522 N CITRUS AVE

Name: C & M AUTO REPAIR
Year: 2003
Address: 522 N CITRUS AVE

Name: C & M AUTO REPAIR
Year: 2004
Address: 522 N CITRUS AVE

Name: C & M AUTO REPAIR
Year: 2005
Address: 522 N CITRUS AVE

Name: C & M AUTO REPAIR
Year: 2006
Address: 522 N CITRUS AVE

(Continued) **1015538510**

Name: C & M AUTO REPAIR
Year: 2007
Address: 522 N CITRUS AVE

Name: C & M AUTO REPAIR
Year: 2008
Address: 522 N CITRUS AVE

Name: C & M AUTO REPAIR
Year: 2009
Address: 522 N CITRUS AVE

Name: C & M AUTO REPAIR
Year: 2010
Address: 522 N CITRUS AVE

Name: C & M AUTO REPAIR
Year: 2011
Address: 522 N CITRUS AVE

Name: C & M AUTO REPAIR
Year: 2012
Address: 522 N CITRUS AVE

19
NNW
< 1/8
0.081 mi.
428 ft.

COVINA AUTO BODY
559 N CITRUS
COVINA, CA 91723

RCRA-SQG **1000255639**
FINDS **CAD982050627**
EMI
HAZNET
LOS ANGELES CO. HMS

Relative:
Higher

Actual:
554 ft.

RCRA-SQG:
Date form received by agency: 10/19/1987
Facility name: COVINA AUTO BODY
Facility address: 559 N CITRUS
COVINA, CA 91723
EPA ID: CAD982050627
Contact: ENVIRONMENTAL MANAGER
Contact address: 559 N CITRUS
COVINA, CA 91723
Contact country: US
Contact telephone: (818) 967-2815
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: VIC KOROGHLIAN
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private

COVINA AUTO BODY (Continued) **1000255639**

Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002789028

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

EMI:
Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 55291
Air District Name: SC
SIC Code: 7538
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 2

COVINA AUTO BODY (Continued) **1000255639**

Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

HAZNET:

envid:	1000255639
Year:	2000
GEPAID:	CAD982050627
Contact:	NANCY KOROGHLIAN/
Telephone:	6269672815
Mailing Name:	Not reported
Mailing Address:	146 E FRONT ST
Mailing City,St,Zip:	COVINA, CA 917230000
Gen County:	Not reported
TSD EPA ID:	CAD008302903
TSD County:	Not reported
Waste Category:	Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method:	Recycler
Tons:	0.22
Cat Decode:	Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Method Decode:	Recycler
Facility County:	Los Angeles

envid:	1000255639
Year:	1999
GEPAID:	CAD982050627
Contact:	VARTAN KOROGHLIAN
Telephone:	6269672815
Mailing Name:	Not reported
Mailing Address:	146 E FRONT ST
Mailing City,St,Zip:	COVINA, CA 917230000
Gen County:	Not reported
TSD EPA ID:	CAD008252405
TSD County:	Not reported
Waste Category:	Unspecified solvent mixture
Disposal Method:	Recycler
Tons:	.0667
Cat Decode:	Unspecified solvent mixture
Method Decode:	Recycler
Facility County:	Los Angeles

envid:	1000255639
Year:	1999
GEPAID:	CAD982050627
Contact:	VARTAN KOROGHLIAN
Telephone:	6269672815
Mailing Name:	Not reported
Mailing Address:	146 E FRONT ST
Mailing City,St,Zip:	COVINA, CA 917230000
Gen County:	Not reported
TSD EPA ID:	CAT080033681
TSD County:	Not reported
Waste Category:	Other organic solids
Disposal Method:	Recycler

COVINA AUTO BODY (Continued) **1000255639**

Tons: .0400
Cat Decode: Other organic solids
Method Decode: Recycler
Facility County: Los Angeles

envid: 1000255639
Year: 1998
GEPAID: CAD982050627
Contact: VARTAN KOROGHLIAN
Telephone: 6269672815
Mailing Name: Not reported
Mailing Address: 146 E FRONT ST
Mailing City,St,Zip: COVINA, CA 917230000
Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported
Waste Category: Unspecified solvent mixture
Disposal Method: Recycler
Tons: .3210
Cat Decode: Unspecified solvent mixture
Method Decode: Recycler
Facility County: Los Angeles

envid: 1000255639
Year: 1997
GEPAID: CAD982050627
Contact: VARTAN KOROGHLIAN
Telephone: 6269672815
Mailing Name: Not reported
Mailing Address: 146 E FRONT ST
Mailing City,St,Zip: COVINA, CA 917230000
Gen County: Not reported
TSD EPA ID: CAT000613893
TSD County: Not reported
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Tons: .3600
Cat Decode: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Method Decode: Transfer Station
Facility County: Los Angeles

Click this hyperlink while viewing on your computer to access
7 additional CA_HAZNET: record(s) in the EDR Site Report.

LOS ANGELES CO. HMS:
Region: LA
Facility Id: 021272-030109
Facility Type: Not reported
Facility Status: OPEN
Area: 6B
Permit Number: Not reported
Permit Status: Not reported

D20 **COVINA REDEVELOPMENT AGENCY** **UST** **U004049619**
NE **547 N CITRUS AVE** **N/A**
< 1/8 **COVINA, CA 91723**
0.088 mi.
467 ft. **Site 1 of 4 in cluster D**

Relative:
Higher

Actual:
560 ft.

UST:
Facility ID: 35771
Permitting Agency: LOS ANGELES COUNTY
Latitude: 34.092667
Longitude: -117.889307

D21 **EDR Hist Auto** **1015553040**
NE **559 N CITRUS AVE** **N/A**
< 1/8 **COVINA, CA 91723**
0.089 mi.
472 ft. **Site 2 of 4 in cluster D**

Relative:
Higher

Actual:
560 ft.

EDR Historical Auto Stations:
Name: COVINA AUTO BODY SHOP
Year: 1999
Address: 559 N CITRUS AVE

D22 **EDR Hist Auto** **1015556342**
NE **569 N CITRUS AVE** **N/A**
< 1/8 **COVINA, CA 91723**
0.099 mi.
525 ft. **Site 3 of 4 in cluster D**

Relative:
Higher

Actual:
559 ft.

EDR Historical Auto Stations:
Name: TRANSMISSION HOUSE THE
Year: 1999
Address: 569 N CITRUS AVE

Name: THE TRANSMISSION HOUSES WEB CENTER
Year: 2005
Address: 569 N CITRUS AVE

Name: THE TRANSMISSION HOUSES WEB CENTER
Year: 2006
Address: 569 N CITRUS AVE

Name: THE TRANSMISSION HOUSE
Year: 2008
Address: 569 N CITRUS AVE

Name: THE TRANSMISSION HOUSE
Year: 2009
Address: 569 N CITRUS AVE

Name: TRANSMISSION HOUSE
Year: 2010
Address: 569 N CITRUS AVE

D23
NE
< 1/8
0.099 mi.
525 ft.

TRANSMISSION HOUSE THE
569 N CITRUS AVE
COVINA, CA 91723

Site 4 of 4 in cluster D

Relative:
Higher

Actual:
559 ft.

Database(s): RCRA-SQG, FINDS, HAZNET, LOS ANGELES CO. HMS

EDR ID Number: 1000595130
EPA ID Number: CAD983590233

RCRA-SQG:

Date form received by agency:	07/15/1994
Facility name:	TRANSMISSION HOUSE THE
Facility address:	569 N CITRUS AVE COVINA, CA 91723
EPA ID:	CAD983590233
Contact:	CHRISTOPHER J HELMUTH
Contact address:	569 N CITRUS AVE COVINA, CA 91723
Contact country:	US
Contact telephone:	(818) 966-8515
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	CHRISTOPHER J HELMUTH
Owner/operator address:	569 N CITRUS AVE COVINA, CA 91722
Owner/operator country:	Not reported
Owner/operator telephone:	(818) 966-8515
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No

TRANSMISSION HOUSE THE (Continued) **1000595130**

User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002850077

Environmental Interest/Information System
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZNET:

envid: 1000595130
Year: 2011
GEPAID: CAD983590233
Contact: CHRISTOPHER J. HELMUTH
Telephone: 6269668515
Mailing Name: Not reported
Mailing Address: 569 N CITRUS AVE
Mailing City,St,Zip: COVINA, CA 917230000
Gen County: Not reported
TSD EPA ID: CAD008302903
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 1.824
Cat Decode: Waste oil and mixed oil
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: 1000595130
Year: 2002
GEPAID: CAD983590233
Contact: CHRISTOPHER J. HELMUTH
Telephone: 6269668515
Mailing Name: Not reported
Mailing Address: 569 N CITRUS AVE
Mailing City,St,Zip: COVINA, CA 917230000
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported

TRANSMISSION HOUSE THE (Continued) **1000595130**

Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 2.71
Cat Decode: Waste oil and mixed oil
Method Decode: Recycler
Facility County: Los Angeles

envid: 1000595130
Year: 1997
GEPAID: CAD983590233
Contact: CHRISTOPHER J. HELMUTH
Telephone: 6269668515
Mailing Name: Not reported
Mailing Address: 569 N CITRUS AVE
Mailing City,St,Zip: COVINA, CA 917230000
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Recycler
Tons: .4170
Cat Decode: Unspecified aqueous solution
Method Decode: Recycler
Facility County: Los Angeles

envid: 1000595130
Year: 1996
GEPAID: CAD983590233
Contact: CHRISTOPHER J. HELMUTH
Telephone: 6269668515
Mailing Name: Not reported
Mailing Address: 569 N CITRUS AVE
Mailing City,St,Zip: COVINA, CA 917230000
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Oil/water separation sludge
Disposal Method: Recycler
Tons: 1.0842
Cat Decode: Oil/water separation sludge
Method Decode: Recycler
Facility County: Los Angeles

LOS ANGELES CO. HMS:
Region: LA
Facility Id: 021273-030110
Facility Type: Not reported
Facility Status: OPEN
Area: 6B
Permit Number: Not reported
Permit Status: Not reported

E24 **BUXBANK CLEANERS & TAILORS** **EDR Hist Cleaner** **1009142147**
East **116 E SAN BERNARDINO RD** **N/A**
< 1/8 **SAN FERNANDO VALLEY, CA**
0.104 mi.
547 ft. **Site 1 of 5 in cluster E**

Relative:
Higher

Actual:
561 ft.

EDR Historical Cleaners:
Name: BUXBANK CLEANERS & TAILORS
Year: 1930
Type: CLOTHES PRESSERS AND CLEANERS

E25 **BURBANK CLEANERS & TAILORS** **EDR Hist Cleaner** **1009143123**
East **116 E SAN BERNARDINO RD** **N/A**
< 1/8 **SAN FERNANDO VALLEY, CA**
0.104 mi.
547 ft. **Site 2 of 5 in cluster E**

Relative:
Higher

Actual:
561 ft.

EDR Historical Cleaners:
Name: BURBANK CLEANERS & TAILORS
Year: 1926
Type: CLEANERS AND DYERS

E26 **STEVENSON WM** **EDR Hist Cleaner** **1009142410**
East **116 E SAN BERNARDINO RD** **N/A**
< 1/8 **BURBANK, CA**
0.104 mi.
547 ft. **Site 3 of 5 in cluster E**

Relative:
Higher

Actual:
561 ft.

EDR Historical Cleaners:
Name: STEVENSON WM
Year: 1937
Type: CLOTHES PRESSERS AND CLEANERS

E27 **FERST JACOB** **EDR Hist Cleaner** **1009142233**
East **119 E SAN BERNARDINO RD** **N/A**
< 1/8 **SAN FERNANDO VALLEY, CA**
0.106 mi.
559 ft. **Site 4 of 5 in cluster E**

Relative:
Higher

Actual:
561 ft.

EDR Historical Cleaners:
Name: FERST JACOB
Year: 1926
Type: CLEANERS AND DYERS

Name: FERST JACOB
Year: 1930
Type: CLOTHES PRESSERS AND CLEANERS

F28
NE
< 1/8
0.109 mi.
573 ft.

579 N CITRUS AVE
COVINA, CA 91723

Site 1 of 4 in cluster F

EDR Hist Auto **1015559680**
N/A

Relative:
Higher

Actual:
560 ft.

EDR Historical Auto Stations:
Name: AUTO INNOVATIONS INC
Year: 2009
Address: 579 N CITRUS AVE

G29
SE
< 1/8
0.110 mi.
582 ft.

CITY OF COVINA
400 N CITRUS AVE
COVINA, CA 91723

Site 1 of 5 in cluster G

UST **U003777162**
LOS ANGELES CO. HMS **N/A**

Relative:
Higher

Actual:
557 ft.

UST:
Facility ID: 13823
Permitting Agency: LOS ANGELES COUNTY
Latitude: 34.08944
Longitude: -117.89017

LOS ANGELES CO. HMS:
Region: LA
Facility Id: 013459-013823
Facility Type: T0
Facility Status: Removed
Area: 6B
Permit Number: 00005330T
Permit Status: Removed

Region: LA
Facility Id: 013459-040488
Facility Type: Not reported
Facility Status: OPEN
Area: 6B
Permit Number: Not reported
Permit Status: Not reported

G30
SE
< 1/8
0.110 mi.
582 ft.

CITY OF COVINA FIRE STATION 1
400 N CITRUS AVE
COVINA, CA 91723

Site 2 of 5 in cluster G

SWEEPS UST **U001569244**
HIST UST **N/A**

Relative:
Higher

Actual:
557 ft.

SWEEPS UST:
Status: Active
Comp Number: 13823
Number: 9
Board Of Equalization: 44-010249
Referral Date: 09-26-90
Action Date: 09-26-90
Created Date: 06-30-89
Owner Tank Id: UL-02
SWRCB Tank Id: 19-000-013823-000001
Tank Status: A
Capacity: 15000

CITY OF COVINA FIRE STATION 1 (Continued) **U001569244**

Active Date: 09-26-90
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: 2

Status: Active
Comp Number: 13823
Number: 9
Board Of Equalization: 44-010249
Referral Date: 09-26-90
Action Date: 09-26-90
Created Date: 06-30-89
Owner Tank Id: D-02
SWRCB Tank Id: 19-000-013823-000002
Tank Status: A
Capacity: 3000
Active Date: 09-26-90
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: Not reported

HIST UST:
Region: STATE
Facility ID: 00000021096
Facility Type: Other
Other Type: PUBLIC AGENCY
Contact Name: CARL R. JOHNSON
Telephone: 8189676464
Owner Name: CITY OF COVINA
Owner Address: 125 E. COLLEGE STREET
Owner City,St,Zip: COVINA, CA 91723
Total Tanks: 0002

Tank Num: 001
Container Num: I-2
Year Installed: 1975
Tank Capacity: 00015000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: I-3
Year Installed: 1975
Tank Capacity: 00003000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

F31 **EDR Hist Auto** **1015561432**
NE **583 N CITRUS AVE** **N/A**
< 1/8 **COVINA, CA 91723**
0.111 mi.
587 ft. **Site 2 of 4 in cluster F**

Relative:
Higher

Actual:
560 ft.

EDR Historical Auto Stations:

Name:	COVINA RADIATOR SERVICE
Year:	1999
Address:	583 N CITRUS AVE
Name:	DYNO TUNE & MUFFLER
Year:	2003
Address:	583 N CITRUS AVE
Name:	COVINA RADIATOR SERVICE
Year:	2004
Address:	583 N CITRUS AVE
Name:	DYNO TUNE & BRAKES
Year:	2005
Address:	583 N CITRUS AVE
Name:	DYNO TUNE & BRAKES
Year:	2006
Address:	583 N CITRUS AVE
Name:	DYNO TUNE & BRAKES
Year:	2007
Address:	583 N CITRUS AVE
Name:	DYNO TUNE & MUFFLER
Year:	2008
Address:	583 N CITRUS AVE
Name:	DYNO TUNE & MUFFLER
Year:	2009
Address:	583 N CITRUS AVE

G32 **SUPERIOR SUPER SERVICE STATION** **EDR Hist Auto** **1009048944**
SE **101 W ORANGE ST** **N/A**
< 1/8 **COMPTON, CA**
0.114 mi.
602 ft. **Site 3 of 5 in cluster G**

Relative:
Higher

Actual:
556 ft.

EDR Historical Auto Stations:

Name:	SUPERIOR SUPER SERVICE STATION
Year:	1931
Type:	SERVICE STATIONS

G33 **CONLIN'S BOB TIRE SERVICE** **EDR Hist Auto** **1008995228**
SE **401 N CITRUS** **N/A**
< 1/8 **COVINA, CA 91722**
0.114 mi.
603 ft. **Site 4 of 5 in cluster G**

Relative:
Higher

Actual:
556 ft.

EDR Historical Auto Stations:

Name:	CONLONJ'S BOB TIRE SERVICE
Year:	1955
Type:	Not reported
Name:	CONLON'S BOB TIRE SERVICE
Year:	1956
Type:	Not reported
Name:	CONLIN'S BOB TIRE SERVICE
Year:	1959
Type:	Not reported

G34 **CITY OF COVINA FIRE STA. #1** **LUST** **S101296006**
SE **400 CITRUS AVE N** **HIST CORTESE** **N/A**
< 1/8 **COVINA, CA 91723**
0.115 mi.
608 ft. **Site 5 of 5 in cluster G**

Relative:
Higher

Actual:
556 ft.

LUST:

Region:	STATE
Global Id:	T0603704104
Latitude:	34.0893291
Longitude:	-117.8899633
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	12/21/1992
Lead Agency:	LOS ANGELES COUNTY
Case Worker:	JOA
Local Agency:	LOS ANGELES COUNTY
RB Case Number:	I-13823
LOC Case Number:	Not reported
File Location:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0603704104
Contact Type:	Regional Board Caseworker
Contact Name:	YUE RONG
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4TH ST., SUITE 200
City:	Los Angeles
Email:	yrong@waterboards.ca.gov
Phone Number:	Not reported
Global Id:	T0603704104
Contact Type:	Local Agency Caseworker
Contact Name:	JOHN AWUJO
Organization Name:	LOS ANGELES COUNTY
Address:	900 S FREMONT AVE

CITY OF COVINA FIRE STA. #1 (Continued) **S101296006**

City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

Status History:
Global Id: T0603704104
Status: Completed - Case Closed
Status Date: 12/21/1992

Global Id: T0603704104
Status: Open - Case Begin Date
Status Date: 08/02/1990

Global Id: T0603704104
Status: Open - Site Assessment
Status Date: 08/02/1990

Regulatory Activities:
Global Id: T0603704104
Action Type: Other
Date: 10/17/1990
Action: Leak Stopped

Global Id: T0603704104
Action Type: Other
Date: 10/17/1990
Action: Leak Discovery

Global Id: T0603704104
Action Type: Other
Date: 10/29/1990
Action: Leak Reported

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: I-13823
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603704104
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: ORANGE ST.
Enforcement Type: 222
Date Leak Discovered: 10/17/1990
Date Leak First Reported: 10/29/1990
Date Leak Record Entered: 12/5/1990
Date Confirmation Began: Not reported
Date Leak Stopped: 10/17/1990

CITY OF COVINA FIRE STA. #1 (Continued) **S101296006**

Date Case Last Changed on Database:		6/30/1992
Date the Case was Closed:		12/21/1992
How Leak Discovered:	Tank Closure	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	GIDEON, MIKE	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		2963.221791835839704276386059 1
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		8/2/1990
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		1/1/1965
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	CITY OF COVINA	
RP Address:	125 COLLEGE ST., E., COVINA, 91723	
Program:	LUST	
Lat/Long:	34.0893291 / -1	
Local Agency Staff:	Not reported	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	OLD CASE #120690-13	

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	I-13823

F35 **EDR Hist Auto** **1015559091**
NE **576 N CITRUS AVE** **N/A**
< 1/8 **COVINA, CA 91723**
0.117 mi.
618 ft. **Site 3 of 4 in cluster F**

Relative:
Higher

Actual:
560 ft.

EDR Historical Auto Stations:

Name:	CITRUS AUTO PAINTING & BODY WORKS
Year:	1999
Address:	576 N CITRUS AVE
Name:	CITRUS AUTO PAINTING
Year:	2001

(Continued) **1015559091**

Address: 576 N CITRUS AVE

Name: BMW SVC BY ED
Year: 2010
Address: 576 N CITRUS AVE

F36 **MAACO AUTO PAINTING** **RCRA-SQG** **1000686070**
NE **576 N CITRUS AVE UNIT A** **FINDS** **CAD983632597**
< 1/8 **COVINA, CA 91723** **HAZNET**
0.117 mi.
618 ft. **Site 4 of 4 in cluster F**

Relative:
Higher

Actual:
560 ft.

RCRA-SQG:
Date form received by agency: 04/21/1992
Facility name: MAACO AUTO PAINTING
Facility address: 576 N CITRUS AVE UNIT A
COVINA, CA 91723
EPA ID: CAD983632597
Mailing address: N CITRUS AVE UNIT A
COVINA, CA 91723
Contact: KYEE YEO
Contact address: 576 N CITRUS AVE UNIT A
COVINA, CA 91723
Contact country: US
Contact telephone: (818) 967-7699
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: KYEE YEO
Owner/operator address: 576 N CITRUS UNIT A
COVINA, CA 91723
Owner/operator country: Not reported
Owner/operator telephone: (818) 967-7699
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No

MAACO AUTO PAINTING (Continued) **1000686070**

Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002873971

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZNET:

envid:	1000686070
Year:	1993
GEPAID:	CAD983632597
Contact:	KYEE WAN YEO
Telephone:	8189677699
Mailing Name:	Not reported
Mailing Address:	576-A N CITRUS AVE
Mailing City,St,Zip:	COVINA, CA 917230000
Gen County:	Not reported
TSD EPA ID:	CAD008252405
TSD County:	Not reported
Waste Category:	Unspecified solvent mixture
Disposal Method:	Recycler
Tons:	1.476
Cat Decode:	Unspecified solvent mixture
Method Decode:	Recycler
Facility County:	Los Angeles

E37 **EDR Hist Auto** **1015198946**
East **129 E SAN BERNARDINO RD** **N/A**
< 1/8 **COVINA, CA 91723**
0.121 mi.
641 ft. **Site 5 of 5 in cluster E**

Relative:
Higher

Actual:
562 ft.

EDR Historical Auto Stations:

Name:	CLIPPINGER FORD COLLISION CTR
Year:	2010
Address:	129 E SAN BERNARDINO RD
Name:	CLIPPINGER FORD COLLISION CENTER
Year:	2011
Address:	129 E SAN BERNARDINO RD

H38 **INTER-COMMUNITY MEDICAL CENTER** **HIST UST** **U001569208**
SSW **303 N 3RD AV** **EMI** **N/A**
1/8-1/4 **COVINA, CA 91722**
0.149 mi.
789 ft. **Site 1 of 6 in cluster H**

Relative:
Lower

Actual:
546 ft.

HIST UST:

Region:	STATE
Facility ID:	00000066428
Facility Type:	Other
Other Type:	MEDICAL CENTER
Contact Name:	LOREN BREWSTER
Telephone:	8183317331
Owner Name:	INTER-COMMUNITY MEDICAL CENTER
Owner Address:	303 N. ORD AVE.
Owner City,St,Zip:	COVINA, CA 91722
Total Tanks:	0002
Tank Num:	001
Container Num:	2
Year Installed:	1975
Tank Capacity:	00020000
Tank Used for:	WASTE
Type of Fuel:	4
Container Construction Thickness:	X
Leak Detection:	Pressure Test
Tank Num:	002
Container Num:	1
Year Installed:	1972
Tank Capacity:	00007500
Tank Used for:	WASTE
Type of Fuel:	4
Container Construction Thickness:	/4 2
Leak Detection:	Pressure Test

EMI:

Year:	1990
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8011
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	4
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0
Year:	1993
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC

INTER-COMMUNITY MEDICAL CENTER (Continued) **U001569208**

SIC Code:	8011
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	7
Reactive Organic Gases Tons/Yr:	6
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	4
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1
Part. Matter 10 Micrometers & Smllr Tons/Yr:	1

Year:	1995
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8011
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	7
Reactive Organic Gases Tons/Yr:	6
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	4
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1
Part. Matter 10 Micrometers & Smllr Tons/Yr:	1

Year:	1996
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8011
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	4
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	1997
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8011
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1

INTER-COMMUNITY MEDICAL CENTER (Continued) **U001569208**

Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	1998
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8011
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	1999
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8011
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	2000
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8011
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

INTER-COMMUNITY MEDICAL CENTER (Continued) **U001569208**

Year:	2001
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8011
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	2006
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8062
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1.026442285968153364
Reactive Organic Gases Tons/Yr:	.669
Carbon Monoxide Emissions Tons/Yr:	2.171
NOX - Oxides of Nitrogen Tons/Yr:	2.898
SOX - Oxides of Sulphur Tons/Yr:	.021
Particulate Matter Tons/Yr:	.218
Part. Matter 10 Micrometers & Smllr Tons/Yr:	.218

Year:	2007
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8062
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1.026442285968153364
Reactive Organic Gases Tons/Yr:	.669
Carbon Monoxide Emissions Tons/Yr:	2.171
NOX - Oxides of Nitrogen Tons/Yr:	2.898
SOX - Oxides of Sulphur Tons/Yr:	.021
Particulate Matter Tons/Yr:	.218
Part. Matter 10 Micrometers & Smllr Tons/Yr:	.218

Year:	2008
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8069

INTER-COMMUNITY MEDICAL CENTER (Continued) **U001569208**

Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1.551515407330768167
Reactive Organic Gases Tons/Yr:	.8128
Carbon Monoxide Emissions Tons/Yr:	1.91
NOX - Oxides of Nitrogen Tons/Yr:	2.56
SOX - Oxides of Sulphur Tons/Yr:	.0154528
Particulate Matter Tons/Yr:	.18
Part. Matter 10 Micrometers & Smllr Tons/Yr:	.18

Year:	2009
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8069
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2.31524116892126
Reactive Organic Gases Tons/Yr:	2.1211500000000001
Carbon Monoxide Emissions Tons/Yr:	3.52
NOX - Oxides of Nitrogen Tons/Yr:	4.2199999999999998
SOX - Oxides of Sulphur Tons/Yr:	1.4561200000000001
Particulate Matter Tons/Yr:	1.6399999999999999
Part. Matter 10 Micrometers & Smllr Tons/Yr:	1.0260800000000001

Year:	2010
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8069
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.66883400904719503
Reactive Organic Gases Tons/Yr:	0.49170000000000003
Carbon Monoxide Emissions Tons/Yr:	2.0600999999999998
NOX - Oxides of Nitrogen Tons/Yr:	2.78477
SOX - Oxides of Sulphur Tons/Yr:	8.9090000000000003E-2
Particulate Matter Tons/Yr:	0.27284000000000003
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0.26902562000000002

Year:	2012
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8069
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.63264318155
Reactive Organic Gases Tons/Yr:	0.4301
Carbon Monoxide Emissions Tons/Yr:	2.33269

INTER-COMMUNITY MEDICAL CENTER (Continued) **U001569208**

NOX - Oxides of Nitrogen Tons/Yr:	3.07643
SOX - Oxides of Sulphur Tons/Yr:	0.0922
Particulate Matter Tons/Yr:	0.29684
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0.2931689
Year:	2013
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8069
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.74179523435
Reactive Organic Gases Tons/Yr:	0.50314
Carbon Monoxide Emissions Tons/Yr:	2.59002
NOX - Oxides of Nitrogen Tons/Yr:	3.29649
SOX - Oxides of Sulphur Tons/Yr:	0.08479
Particulate Matter Tons/Yr:	0.31107
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0.303720103

H39 **INTERCOMMUNITY MEDICAL CENTER** **RCRA-SQG** **1000214572**
SSW **303 NORTH THIRD AVE** **CAD981462443**
1/8-1/4 **COVINA, CA 91722**
0.149 mi.
789 ft. **Site 2 of 6 in cluster H**

Relative:
Lower

Actual:
546 ft.

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	INTERCOMMUNITY MEDICAL CENTER
Facility address:	303 NORTH THIRD AVE COVINA, CA 91722
EPA ID:	CAD981462443
Mailing address:	NORTH THIRD AVE COVINA, CA 91722
Contact:	Not reported
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	INTERCOMMUNITY MEDICAL CENTER INC
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private

INTERCOMMUNITY MEDICAL CENTER (Continued) **1000214572**

Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 09/01/1996
Site name: INTERCOMMUNITY MEDICAL CENTER
Classification: Small Quantity Generator

Date form received by agency: 02/21/1992
Site name: INTERCOMMUNITY MEDICAL CENTER
Classification: Large Quantity Generator

Violation Status: No violations found

H40 **CITRUS VALLEY MEDICAL CENTER** **LUST** **S108536651**
SSW **303 3RD ST. N** **N/A**
1/8-1/4 **COVINA, CA 91722**
0.149 mi.
789 ft. **Site 3 of 6 in cluster H**

Relative:
Lower

Actual:
546 ft.

LUST:
Region: STATE
Global Id: T0603798139
Latitude: 34.0885
Longitude: -117.892354
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 05/07/2007
Lead Agency: LOS ANGELES COUNTY
Case Worker: MRR

CITRUS VALLEY MEDICAL CENTER (Continued) **S108536651**

Local Agency: LOS ANGELES COUNTY
RB Case Number: Not reported
LOC Case Number: 014038-014527
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Diesel
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:
Global Id: T0603798139
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603798139
Contact Type: Local Agency Caseworker
Contact Name: MANUEL R REGALADO
Organization Name: LOS ANGELES COUNTY
Address: 900 S. FREMONT AVE.
City: ALHAMBRA
Email: mregalad@dpw.lacounty.gov
Phone Number: Not reported

Status History:
Global Id: T0603798139
Status: Completed - Case Closed
Status Date: 05/07/2007

Global Id: T0603798139
Status: Open - Case Begin Date
Status Date: 12/10/2004

Global Id: T0603798139
Status: Open - Site Assessment
Status Date: 04/10/2007

Regulatory Activities:
Global Id: T0603798139
Action Type: ENFORCEMENT
Date: 05/07/2007
Action: Closure/No Further Action Letter

Global Id: T0603798139
Action Type: Other
Date: 12/10/2004
Action: Leak Discovery

Global Id: T0603798139
Action Type: REMEDIATION
Date: 04/10/2007
Action: Not reported

CITRUS VALLEY MEDICAL CENTER (Continued) **S108536651**

Global Id: T0603798139
Action Type: Other
Date: 12/28/2004
Action: Leak Reported

H41 **INTER-COMMUNITY MEDICAL CENTER** **SWEEPS UST** **S101618849**
SSW **303 N 003RD AVE** **CA FID UST** **N/A**
1/8-1/4 **COVINA, CA 91723**
0.149 mi.
789 ft. **Site 4 of 6 in cluster H**

Relative:
Lower

Actual:
546 ft.

SWEEPS UST:
Status: Active
Comp Number: 14527
Number: 9
Board Of Equalization: 44-010438
Referral Date: 09-19-90
Action Date: 09-19-90
Created Date: 06-30-89
Owner Tank Id: T1
SWRCB Tank Id: 19-000-014527-000001
Tank Status: A
Capacity: 15000
Active Date: 09-19-90
Tank Use: OIL
STG: P
Content: Not reported
Number Of Tanks: 2

Status: Active
Comp Number: 14527
Number: 9
Board Of Equalization: 44-010438
Referral Date: 09-19-90
Action Date: 09-19-90
Created Date: 06-30-89
Owner Tank Id: T2
SWRCB Tank Id: 19-000-014527-000002
Tank Status: A
Capacity: 15000
Active Date: 09-19-90
Tank Use: OIL
STG: P
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19003694
Regulated By: UTNKA
Regulated ID: CAD981462
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 8183317331
Mail To: Not reported
Mailing Address: 303 N 003RD AVE
Mailing Address 2: Not reported

INTER-COMMUNITY MEDICAL CENTER (Continued) **S101618849**

Mailing City,St,Zip: COVINA 917231901
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

H42
SSW
1/8-1/4
0.149 mi.
789 ft.

CITRUS VALLEY MEDICAL CENTER
303 N 3RD AVE
COVINA, CA 91723

Site 5 of 6 in cluster H

UST **U004049177**
LOS ANGELES CO. HMS **N/A**

Relative:
Lower

Actual:
546 ft.

UST:
Facility ID: 14527
Permitting Agency: LOS ANGELES COUNTY
Latitude: 34.08854
Longitude: -117.89237

LOS ANGELES CO. HMS:
Region: LA
Facility Id: 014038-014527
Facility Type: T0
Facility Status: Permit
Area: 6B
Permit Number: 00005693T
Permit Status: Permit

H43
SSW
1/8-1/4
0.149 mi.
789 ft.

INTER-COMMUNITY MEDICAL C
303 003RD
COVINA, CA 91722

Site 6 of 6 in cluster H

HIST CORTESE **S104160156**
N/A

Relative:
Lower

Actual:
546 ft.

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: I-14527

44
ENE
1/8-1/4
0.173 mi.
912 ft.

KARRES SPORT CAR BODY, INC
146 E FRONT ST
COVINA, CA 91723

RCRA-SQG **1000356419**
FINDS **CAD981446867**
EMI
HAZNET

Relative:
Higher

Actual:
565 ft.

RCRA-SQG:
Date form received by agency: 03/24/1986
Facility name: KARRES SPORT CAR BODY, INC
Facility address: 146 E FRONT ST
COVINA, CA 91723
EPA ID: CAD981446867

KARRES SPORT CAR BODY, INC (Continued) **1000356419**

Contact: ENVIRONMENTAL MANAGER
Contact address: 146 E FRONT ST
COVINA, CA 91723
Contact country: US
Contact telephone: (818) 331-2390
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: POKORSKI & FLATMOE
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002425466

KARRES SPORT CAR BODY, INC (Continued) **1000356419**

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

EMI:

Year:	1987
County Code:	19
Air Basin:	SC
Facility ID:	41440
Air District Name:	SC
SIC Code:	7538
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	4
Reactive Organic Gases Tons/Yr:	4
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	1990
County Code:	19
Air Basin:	SC
Facility ID:	41440
Air District Name:	SC
SIC Code:	7538
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	1993
County Code:	19
Air Basin:	SC
Facility ID:	41440
Air District Name:	SC
SIC Code:	7538
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0

KARRES SPORT CAR BODY, INC (Continued) **1000356419**

SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0
Year:	1995
County Code:	19
Air Basin:	SC
Facility ID:	41440
Air District Name:	SC
SIC Code:	7538
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0
Year:	1996
County Code:	19
Air Basin:	SC
Facility ID:	41440
Air District Name:	SC
SIC Code:	7538
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

HAZNET:

envid:	1000356419
Year:	1999
GEPAID:	CAD981446867
Contact:	AUTO CRAFT OF COVINA A CORP
Telephone:	6263312390
Mailing Name:	Not reported
Mailing Address:	146 E FRONT ST
Mailing City,St,Zip:	COVINA, CA 917231611
Gen County:	Not reported
TSD EPA ID:	CAD008252405
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues 10 percent or more
Disposal Method:	Recycler
Tons:	.2376
Cat Decode:	Aqueous solution with total organic residues 10 percent or more
Method Decode:	Recycler
Facility County:	Los Angeles

KARRES SPORT CAR BODY, INC (Continued) **1000356419**

envid: 1000356419
Year: 1999
GEPAID: CAD981446867
Contact: AUTO CRAFT OF COVINA A CORP
Telephone: 6263312390
Mailing Name: Not reported
Mailing Address: 146 E FRONT ST
Mailing City,St,Zip: COVINA, CA 917231611
Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported
Waste Category: Unspecified solvent mixture
Disposal Method: Recycler
Tons: .1459
Cat Decode: Unspecified solvent mixture
Method Decode: Recycler
Facility County: Los Angeles

envid: 1000356419
Year: 1997
GEPAID: CAD981446867
Contact: AUTO CRAFT OF COVINA A CORP
Telephone: 6263312390
Mailing Name: Not reported
Mailing Address: 146 E FRONT ST
Mailing City,St,Zip: COVINA, CA 917231611
Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues 10 percent or more
Disposal Method: Recycler
Tons: .0667
Cat Decode: Aqueous solution with total organic residues 10 percent or more
Method Decode: Recycler
Facility County: Los Angeles

envid: 1000356419
Year: 1996
GEPAID: CAD981446867
Contact: AUTO CRAFT OF COVINA A CORP
Telephone: 6263312390
Mailing Name: Not reported
Mailing Address: 146 E FRONT ST
Mailing City,St,Zip: COVINA, CA 917231611
Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues 10 percent or more
Disposal Method: Recycler
Tons: .1334
Cat Decode: Aqueous solution with total organic residues 10 percent or more
Method Decode: Recycler
Facility County: Los Angeles

envid: 1000356419
Year: 1995
GEPAID: CAD981446867

KARRES SPORT CAR BODY, INC (Continued) **1000356419**

Contact:	AUTO CRAFT OF COVINA A CORP
Telephone:	6263312390
Mailing Name:	Not reported
Mailing Address:	146 E FRONT ST
Mailing City,St,Zip:	COVINA, CA 917231611
Gen County:	Not reported
TSD EPA ID:	CAD008252405
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues 10 percent or more
Disposal Method:	Recycler
Tons:	.0667
Cat Decode:	Aqueous solution with total organic residues 10 percent or more
Method Decode:	Recycler
Facility County:	Los Angeles

Click this hyperlink while viewing on your computer to access
2 additional CA_HAZNET: record(s) in the EDR Site Report.

I45 **COVINA VALLEY UNIFIED SCH DIST** **LUST** **S104406642**
ESE **126 SCHOOL ST E** **HIST CORTESE** **N/A**
1/8-1/4 **COVINA, CA 91723**
0.177 mi.
932 ft. **Site 1 of 3 in cluster I**

Relative:
Higher

Actual:
561 ft.

LUST:

Region:	STATE
Global Id:	T0603704909
Latitude:	34.0893093
Longitude:	-117.8892205
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	04/22/1996
Lead Agency:	LOS ANGELES COUNTY
Case Worker:	JOA
Local Agency:	LOS ANGELES COUNTY
RB Case Number:	R-10132
LOC Case Number:	Not reported
File Location:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Aviation
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0603704909
Contact Type:	Regional Board Caseworker
Contact Name:	YUE RONG
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4TH ST., SUITE 200
City:	Los Angeles
Email:	yrong@waterboards.ca.gov
Phone Number:	Not reported

Global Id:	T0603704909
Contact Type:	Local Agency Caseworker
Contact Name:	JOHN AWUJO
Organization Name:	LOS ANGELES COUNTY

COVINA VALLEY UNIFIED SCH DIST (Continued) **S104406642**

Address: 900 S FREMONT AVE
City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

Status History:
Global Id: T0603704909
Status: Completed - Case Closed
Status Date: 04/22/1996

Global Id: T0603704909
Status: Open - Case Begin Date
Status Date: 04/22/1996

Regulatory Activities:
Global Id: T0603704909
Action Type: Other
Date: 04/22/1996
Action: Leak Reported

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: R-10132
Status: Case Closed
Substance: 1
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603704909
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: 1ST AVE
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 4/22/1996
Date Leak Record Entered: 4/29/1996
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 4/22/1996
Date the Case was Closed: 4/22/1996
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 2889.628073662746236984250319 4
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported

COVINA VALLEY UNIFIED SCH DIST (Continued) **S104406642**

Pollution Characterization Began:	Not reported
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	COVINA VALLEY UNIFIED SCH DIST
RP Address:	P.O. BOX 269, COVINA CA 91723-0269
Program:	LUST
Lat/Long:	34.0892031 / -1
Local Agency Staff:	Not reported
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Not reported

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	R-10132

I46 **ADULT EDUCATION WELDING SCHOOL** **HIST UST** **U001569231**
ESE **126 E SCHOOL ST** **N/A**
1/8-1/4 **COVINA, CA 91723**
0.177 mi.
932 ft. **Site 2 of 3 in cluster I**

Relative:
Higher

Actual:
561 ft.

HIST UST:

Region:	STATE
Facility ID:	00000041074
Facility Type:	Other
Other Type:	WELDING SCHOOL
Contact Name:	BOB NEWMAN
Telephone:	8183313371
Owner Name:	COVINA-VALLEY UNIFIED SCHOOL D
Owner Address:	519 E. BADILLO ST.
Owner City,St,Zip:	COVINA, CA 91723
Total Tanks:	0001
Tank Num:	001
Container Num:	5001
Year Installed:	Not reported
Tank Capacity:	00005000
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	1/4
Leak Detection:	None

I47
ESE
1/8-1/4
0.177 mi.
932 ft.

COVINA VALLEY UNIFIED SCH DIST
126 E SCHOOL ST
COVINA, CA

Site 3 of 3 in cluster I

SWEEPS UST **S101587109**
CA FID UST **N/A**
LOS ANGELES CO. HMS

Relative:
Higher

Actual:
561 ft.

SWEEPS UST:

Status:	Active
Comp Number:	10132
Number:	9
Board Of Equalization:	44-008719
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-010132-000001
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN
STG:	W
Content:	Not reported
Number Of Tanks:	1

CA FID UST:

Facility ID:	19054886
Regulated By:	UTNKA
Regulated ID:	00041074
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	8180000000
Mail To:	Not reported
Mailing Address:	519 BADILLO ST
Mailing Address 2:	Not reported
Mailing City,St,Zip:	COVINA
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

LOS ANGELES CO. HMS:

Region:	LA
Facility Id:	010252-010132
Facility Type:	T0
Facility Status:	Removed
Area:	6B
Permit Number:	00001580T
Permit Status:	Removed

J48 **SO CAL GAS/COVINA MGP (EDNA PARK)** **ENVIROSTOR** **S106568226**
NW **222 WEST EDNA PLACE** **VCP** **N/A**
1/8-1/4 **COVINA, CA 91723**
0.181 mi.
957 ft. **Site 1 of 2 in cluster J**

Relative:
Lower

Actual:
551 ft.

ENVIROSTOR:

Facility ID:	19490224
Status:	Certified
Status Date:	06/14/1994
Site Code:	300311
Site Type:	Voluntary Cleanup
Site Type Detailed:	Voluntary Cleanup
Acres:	1
NPL:	NO
Regulatory Agencies:	DTSC
Lead Agency:	DTSC
Program Manager:	Not reported
Supervisor:	Hamid Saebfar
Division Branch:	Cleanup Chatsworth
Assembly:	48
Senate:	22
Special Program:	Voluntary Cleanup Program
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Responsible Party
Latitude:	34.0925
Longitude:	-117.8933
APN:	NONE SPECIFIED
Past Use:	MANUFACTURED GAS PLANT
Potential COC:	* ORGANIC MONOMER WASTE, INCLUDING UNREACTED RESINS * OTHER ORGANIC SOLIDS * CONTAMINATED SOIL * UNSPECIFIED SLUDGE WASTE * POLYMERIC RESIN WASTE * UNSPECIFIED ORGANIC LIQUID MIXTURE * SULFUR SLUDGE Arsenic Lead Cyanide (free
Confirmed COC:	NONE SPECIFIED
Potential Description:	SOIL, SV
Alias Name:	COVINA MANUFACTURED GAS PLANT
Alias Type:	Alternate Name
Alias Name:	COVINA TOWNE GAS PLANT
Alias Type:	Alternate Name
Alias Name:	COVINA VALLEY GAS COMAPNY
Alias Type:	Alternate Name
Alias Name:	EDNA PARK
Alias Type:	Alternate Name
Alias Name:	SOUTHERN CALIFORNIA GAS
Alias Type:	Alternate Name
Alias Name:	SOUTHERN CALIFORNIA GAS COMPANY
Alias Type:	Alternate Name
Alias Name:	SOUTHERN CALIFORNIA GAS-COVINA MPG
Alias Type:	Alternate Name
Alias Name:	SOUTHERN CALIFORNIA GAS-COVINA PLANT
Alias Type:	Alternate Name
Alias Name:	SOUTHERN COUNTIES GAS COMPANY
Alias Type:	Alternate Name
Alias Name:	110033609511
Alias Type:	EPA (FRS #)
Alias Name:	300311
Alias Type:	Project Code (Site Code)
Alias Name:	19490224

SO CAL GAS/COVINA MGP (EDNA PARK) (Continued) **S106568226**

Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 06/14/1994
Comments: SMALL CERTIFICATION: The Department has determined that all appropriate response actions have been completed and that no further action is necessary. Certification of Remedial Action approved June 14, 1994.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * CEQA
Completed Date: 10/15/1993
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Order
Completed Date: 06/11/1993
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 06/01/1994
Comments: The Department provided oversight of the remediation undertaken by the Southern California Gas Company. Activities included excavation of 6,100 tons (271 truck- loads) of soil contaminated from former manufactured gas plant operations. Sampling verified the achievment of cleanup goals. Clean imported soil was backfilled and compacted. Excavated soil was recycled by thermal treatment for use elsewhere. Activities were initiated on November 29, 1993 and excavation and backfilling were completed March 11, 1994.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Remedial or Removal Design
Completed Date: 09/30/1993
Comments: The Department approved the Removal Action Implementation and Design Plan for the Covina Manufactured Gas Plant site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 08/24/1992
Comments: The Dept completed review of PEA and recommended further action.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 04/03/1992
Comments: Covina’s Plant was built in 1904 by the Covina Valley Gas Company. It was purchased by Southern Conties Gas Co in 1911. By 1929 the plant had been dismantled. In 1958, the City of Covina acquired the site, which is today known as Edna Park and currently used as a public

SO CAL GAS/COVINA MGP (EDNA PARK) (Continued) **S106568226**

recreational Park. On the site the companies produced "manufactured gas" made from coal and oil. The byproducts from this operation were tars, oils, sludges, lampblack, etc which were sold for various industrial uses. Some of these byproduct residues have been found in soils at former towne gas plant sites. Out of these polycyclic aromatic hydrocarbons (PAH) are hazardous. Also, on sampling, elevated levels of PAH, heavy metals such as lead and arsenic, and cyanides were found at the site. A PEA is required at the site to determine, if any emergency removal action is requied to reduce the potential threat to public health and the environment. The dept received a notice of intent dated March 29, 1992 to initiate a PEA.

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

VCP:

Facility ID:	19490224
Site Type:	Voluntary Cleanup
Site Type Detail:	Voluntary Cleanup
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	1
National Priorities List:	NO
Cleanup Oversight Agencies:	DTSC
Lead Agency:	DTSC
Lead Agency Description:	* DTSC
Project Manager:	Not reported
Supervisor:	Hamid Saebfar
Division Branch:	Cleanup Chatsworth
Site Code:	300311
Assembly:	48
Senate:	22
Special Programs Code:	Voluntary Cleanup Program
Status:	Certified
Status Date:	06/14/1994
Restricted Use:	NO
Funding:	Responsible Party
Lat/Long:	34.0925 / -117.8933
APN:	NONE SPECIFIED
Past Use:	MANUFACTURED GAS PLANT
Potential COC:	10062, 10064, 10097, 10197, 20015, 20017, 20027, 30001, 30013, 30160
Confirmed COC:	NONE SPECIFIED
Potential Description:	SOIL, SV
Alias Name:	COVINA MANUFACTURED GAS PLANT
Alias Type:	Alternate Name
Alias Name:	COVINA TOWNE GAS PLANT
Alias Type:	Alternate Name
Alias Name:	COVINA VALLEY GAS COMAPNY
Alias Type:	Alternate Name
Alias Name:	EDNA PARK
Alias Type:	Alternate Name

SO CAL GAS/COVINA MGP (EDNA PARK) (Continued) **S106568226**

Alias Name: SOUTHERN CALIFORNIA GAS
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS COMPANY
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS-COVINA MPG
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS-COVINA PLANT
Alias Type: Alternate Name
Alias Name: SOUTHERN COUNTIES GAS COMPANY
Alias Type: Alternate Name
Alias Name: 110033609511
Alias Type: EPA (FRS #)
Alias Name: 300311
Alias Type: Project Code (Site Code)
Alias Name: 19490224
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 06/14/1994
Comments: SMALL CERTIFICATION: The Department has determined that all appropriate response actions have been completed and that no further action is necessary. Certification of Remedial Action approved June 14, 1994.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * CEQA
Completed Date: 10/15/1993
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Order
Completed Date: 06/11/1993
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 06/01/1994
Comments: The Department provided oversight of the remediation undertaken by the Southern California Gas Company. Activities included excavation of 6,100 tons (271 truck- loads) of soil contaminated from former manufactured gas plant operations. Sampling verified the achievment of cleanup goals. Clean imported soil was backfilled and compacted. Excavated soil was recycled by thermal treatment for use elsewhere. Activities were initiated on November 29, 1993 and excavation and backfilling were completed March 11, 1994.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Remedial or Removal Design
Completed Date: 09/30/1993
Comments: The Department approved the Removal Action Implementation and Design Plan for the Covina Manufactured Gas Plant site.

SO CAL GAS/COVINA MGP (EDNA PARK) (Continued) **S106568226**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	08/24/1992
Comments:	The Dept completed review of PEA and recommended further action.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Screening
Completed Date:	04/03/1992
Comments:	Covina's Plant was built in 1904 by the Covina Valley Gas Company. It was purchased by Southern Conties Gas Co in 1911. By 1929 the plant had been dismantled. In 1958, the City of Covina acquired the site, which is today known as Edna Park and currently used as a public recreational Park. On the site the companies produced "manufactured gas" made from coal and oil. The byproducts from this operation were tars, oils, sludges, lampblack, etc which were sold for various industrial uses. Some of these byproduct residues have been found in soils at former towne gas plant sites. Out of these polycyclic aromatic hydrocarbons (PAH) are hazardous. Also, on sampling, elevated levels of PAH, heavy metals such as lead and arsenic, and cyanides were found at the site. A PEA is required at the site to determine, if any emergency removal action is requied to reduce the potential threat to public health and the environment. The dept received a notice of intent dated March 29, 1992 to initiate a PEA.

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

J49 **SO CAL GAS/COVINA MGP** **EDR MGP** **1008407669**
NW **222 WEST EDNA PLACE** **N/A**
1/8-1/4 **COVINA, CA 91723**
0.181 mi.
957 ft. **Site 2 of 2 in cluster J**

Relative:
Lower

Manufactured Gas Plants:
No additional information available

Actual:
551 ft.

K50 **DETROIT AUTOBODY** **RCRA-SQG** **1000367076**
East **521 N 2ND AVE** **FINDS** **CAD981434400**
1/8-1/4 **COVINA, CA 91723**
0.201 mi.
1060 ft. **Site 1 of 2 in cluster K**

Relative:
Higher

Actual:
566 ft.

RCRA-SQG:

Date form received by agency:	08/08/1986
Facility name:	DETROIT AUTOBODY
Facility address:	521 N 2ND AVE COVINA, CA 91723
EPA ID:	CAD981434400
Mailing address:	521 N SECOND AVE COVINA, CA 91723
Contact:	Not reported
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	DAN STOKES
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No

DETROIT AUTOBODY (Continued) **1000367076**

Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002703806

Environmental Interest/Information System
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

K51 **ATHANS AUTO BODY** **RCRA-SQG** **1000153066**
East **518 N 2ND ST** **FINDS** **CAD982510521**
1/8-1/4 **COVINA, CA 91723**
0.204 mi.
1077 ft. **Site 2 of 2 in cluster K**

Relative:
Higher

Actual:
566 ft.

RCRA-SQG:
Date form received by agency: 09/01/1996
Facility name: ATHANS AUTO BODY
Facility address: 518 N 2ND ST
COVINA, CA 91723
EPA ID: CAD982510521
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Land type: Facility is not located on Indian land. Additional information is not known.
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: TED ATHANS, OWNER
Owner/operator address: NOT REQUIRED

ATHANS AUTO BODY (Continued) **1000153066**

NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 11/06/1989
Site name: ATHANS AUTO BODY
Classification: Large Quantity Generator

Violation Status: No violations found

Evaluation Action Summary:
Evaluation date: 03/04/1993
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State Contractor/Grantee

FINDS:

Registry ID: 110002837486

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of

ATHANS AUTO BODY (Continued) **1000153066**

events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

52
SSE
1/8-1/4
0.208 mi.
1100 ft.

ABC BUSINESS EQUIPMENT
217 NORTH CITRUS
COVINA, CA 91723

RCRA-SQG **1000105597**
FINDS **CAD981418817**

Relative:
Lower

Actual:
550 ft.

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	ABC BUSINESS EQUIPMENT
Facility address:	217 NORTH CITRUS
	COVINA, CA 91723
EPA ID:	CAD981418817
Contact:	Not reported
Contact address:	Not reported
	Not reported
Contact country:	US
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	JERRY EDGAR
Owner/operator address:	NOT REQUIRED
	NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED
	NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No

ABC BUSINESS EQUIPMENT (Continued) **1000105597**

Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Historical Generators:

Date form received by agency:	06/03/1986
Site name:	ABC BUSINESS EQUIPMENT
Classification:	Large Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110002699205

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

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53 **PACIFIC BELL** **RCRA NonGen / NLR** **1000250051**
SSE **124 COLLEGE ST** **FINDS** **CAD980883896**
1/8-1/4 **COVINA, CA 91723**
0.237 mi.
1250 ft.

Relative:
Lower

Actual:
547 ft.

RCRA NonGen / NLR:

Date form received by agency:	07/16/1984
Facility name:	PACIFIC BELL
Facility address:	124 COLLEGE ST COVINA, CA 91723
EPA ID:	CAD980883896
Mailing address:	170 N FAIR OAKS AVE PASADENA, CA 91103
Contact:	ENVIRONMENTAL MANAGER
Contact address:	124 COLLEGE ST COVINA, CA 91723
Contact country:	US
Contact telephone:	(818) 578-2827
Contact email:	Not reported
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

PACIFIC BELL (Continued) **1000250051**

Owner/Operator Summary:
Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002673688

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

54
SSE
1/4-1/2
0.302 mi.
1596 ft.

GTE
106 BADILLO ST E
COVINA, CA 91723

LUST **S106517307**
N/A

Relative:
Lower

Actual:
546 ft.

LUST:

Region:	STATE
Global Id:	T0603704949
Latitude:	34.0862867
Longitude:	-117.8880688
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	03/12/1998
Lead Agency:	LOS ANGELES COUNTY
Case Worker:	JOA
Local Agency:	LOS ANGELES COUNTY
RB Case Number:	R-10659
LOC Case Number:	Not reported
File Location:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Aviation
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0603704949
Contact Type:	Regional Board Caseworker
Contact Name:	YUE RONG
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4TH ST., SUITE 200
City:	Los Angeles
Email:	yrong@waterboards.ca.gov
Phone Number:	Not reported

Global Id:	T0603704949
Contact Type:	Local Agency Caseworker
Contact Name:	JOHN AWUJO
Organization Name:	LOS ANGELES COUNTY
Address:	900 S FREMONT AVE
City:	ALHAMBRA
Email:	jawujo@dpw.lacounty.gov
Phone Number:	6264583507

Status History:

Global Id:	T0603704949
Status:	Completed - Case Closed
Status Date:	03/12/1998

Global Id:	T0603704949
Status:	Open - Case Begin Date
Status Date:	03/12/1998

Regulatory Activities:

Global Id:	T0603704949
Action Type:	Other
Date:	03/12/1998
Action:	Leak Reported

GTE (Continued) **S106517307**

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	R-10659	
Status:	Case Closed	
Substance:	1	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603704949	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19000	
Cross Street:	Not reported	
Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		3/12/1998
Date Leak Record Entered:	3/20/1998	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		3/12/1998
Date the Case was Closed:		3/12/1998
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		2261.08695066823230254917228 11
Source of Cleanup Funding:		Not reported
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	GTE CALIFORNIA INC.	
RP Address:	P.O. BOX 725, CHINO, CA 91708	
Program:	LUST	
Lat/Long:	34.0861742 / -1	
Local Agency Staff:	Not reported	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	

GTE (Continued) **S106517307**

Assigned Name: Not reported
Summary: Not reported

55
North
1/4-1/2
0.378 mi.
1998 ft.

F H GASOLINE STATION /ULTRAMAR
909 CITRUS AVE N
COVINA, CA 91722

LUST **S101642724**
SWEEPS UST **N/A**
HIST CORTESE
LOS ANGELES CO. HMS

Relative:
Higher

Actual:
566 ft.

LUST:

Region:	STATE
Global Id:	T0603705329
Latitude:	34.096128
Longitude:	-117.890581
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	09/04/1997
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	YL
Local Agency:	LOS ANGELES COUNTY
RB Case Number:	R-21301
LOC Case Number:	Not reported
File Location:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0603705329
Contact Type:	Local Agency Caseworker
Contact Name:	JOHN AWUJO
Organization Name:	LOS ANGELES COUNTY
Address:	900 S FREMONT AVE
City:	ALHAMBRA
Email:	jawujo@dpw.lacounty.gov
Phone Number:	6264583507

Global Id:	T0603705329
Contact Type:	Regional Board Caseworker
Contact Name:	YI LU
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	ylu@waterboards.ca.gov
Phone Number:	Not reported

Status History:

Global Id:	T0603705329
Status:	Completed - Case Closed
Status Date:	09/04/1997

Global Id:	T0603705329
Status:	Open - Case Begin Date
Status Date:	02/25/1993

Global Id:	T0603705329

F H GASOLINE STATION /ULTRAMAR (Continued) **S101642724**

Status: Open - Remediation
Status Date: 05/12/1997

Global Id: T0603705329
Status: Open - Remediation
Status Date: 05/19/1997

Global Id: T0603705329
Status: Open - Site Assessment
Status Date: 01/26/1995

Global Id: T0603705329
Status: Open - Site Assessment
Status Date: 08/21/1995

Regulatory Activities:
Global Id: T0603705329
Action Type: Other
Date: 02/25/1993
Action: Leak Stopped

Global Id: T0603705329
Action Type: Other
Date: 02/25/1993
Action: Leak Discovery

Global Id: T0603705329
Action Type: Other
Date: 01/26/1995
Action: Leak Reported

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: R-21301
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603705329
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: CYPRESS
Enforcement Type: Not reported
Date Leak Discovered: 2/25/1993
Date Leak First Reported: 1/26/1995
Date Leak Record Entered: 11/27/1995
Date Confirmation Began: 1/26/1995
Date Leak Stopped: 2/25/1993
Date Case Last Changed on Database: 8/7/1997
Date the Case was Closed: 9/4/1997

F H GASOLINE STATION /ULTRAMAR (Continued) **S101642724**

How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: ALIFUAD HUSSAIN
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 5031.267900435936886150590526 2
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 1/26/1995
Pollution Characterization Began: 8/21/1995
Remediation Plan Submitted: 5/12/1997
Remedial Action Underway: 5/19/1997
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: FH GASOLINE STATION
RP Address: 1925 CHEYENNE WELLS CIRCLE, WALNUT CA 91789
Program: LUST
Lat/Long: 34.0958989 / -1
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: LTR APPROVING WP OUT. GW DEEP (~200 FT). 3 TANKS REMOVED IN 1997. ACTIVE STATION. NEED TO DEFINE VERTICAL EXTENT OF SOIL CONTAMINATION.

SWEEPS UST:
Status: Active
Comp Number: 12734
Number: 9
Board Of Equalization: 44-002597
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-012734-000001
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: 3

Status: Active

F H GASOLINE STATION /ULTRAMAR (Continued) **S101642724**

Comp Number: 12734
Number: 9
Board Of Equalization: 44-002597
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-012734-000002
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

Status: Active
Comp Number: 12734
Number: 9
Board Of Equalization: 44-002597
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-012734-000003
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: R-21301

LOS ANGELES CO. HMS:
Region: LA
Facility Id: 012568-012734
Facility Type: T0
Facility Status: Closed
Area: 6B
Permit Number: 00004909T
Permit Status: Closed

56
North
1/4-1/2
0.406 mi.
2145 ft.

CALCOVE PARTNERSHIP
925 NORTH CITRUS AVENUE
COVINA, CA 91722

LUST **S106916127**
N/A

Relative:
Higher

Actual:
565 ft.

LUST:

Region:	STATE
Global Id:	T0603717525
Latitude:	34.09653
Longitude:	-117.890863
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	04/17/2007
Lead Agency:	LOS ANGELES COUNTY
Case Worker:	TS
Local Agency:	LOS ANGELES COUNTY
RB Case Number:	Not reported
LOC Case Number:	21280-32227
File Location:	Not reported
Potential Media Affect:	Under Investigation
Potential Contaminants of Concern:	Waste Oil / Motor / Hydraulic / Lubricating
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0603717525
Contact Type:	Regional Board Caseworker
Contact Name:	YUE RONG
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4TH ST., SUITE 200
City:	Los Angeles
Email:	yrong@waterboards.ca.gov
Phone Number:	Not reported

Global Id:	T0603717525
Contact Type:	Local Agency Caseworker
Contact Name:	TIM SMITH
Organization Name:	LOS ANGELES COUNTY
Address:	900 S. FREMONT AVE.
City:	ALHAMBRA
Email:	tsmith@dpw.lacounty.gov
Phone Number:	Not reported

Status History:

Global Id:	T0603717525
Status:	Completed - Case Closed
Status Date:	04/17/2007

Global Id:	T0603717525
Status:	Open - Case Begin Date
Status Date:	06/23/2000

Global Id:	T0603717525
Status:	Open - Site Assessment
Status Date:	05/23/2005

CALCOVE PARTNERSHIP (Continued) **S106916127**

Regulatory Activities:

Global Id:	T0603717525
Action Type:	Other
Date:	06/23/2000
Action:	Leak Discovery
Global Id:	T0603717525
Action Type:	Other
Date:	08/31/2000
Action:	Leak Reported
Global Id:	T0603717525
Action Type:	REMEDIATION
Date:	05/23/2005
Action:	Other (Use Description Field)

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57 **ROBERT HOLIDAY LINES** **LUST** **S101296014**
East **359 FRONT ST** **HIST CORTESE** **N/A**
1/4-1/2 **COVINA, CA 91723**
0.435 mi.
2299 ft.

Relative:
Higher

Actual:
582 ft.

LUST:

Region:	STATE
Global Id:	T0603704405
Latitude:	34.0916761
Longitude:	-117.8838401
Case Type:	LUST Cleanup Site
Status:	Open - Inactive
Status Date:	04/14/2015
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	NB
Local Agency:	LOS ANGELES COUNTY
RB Case Number:	I-16314
LOC Case Number:	Not reported
File Location:	Regional Board
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0603704405
Contact Type:	Regional Board Caseworker
Contact Name:	NHAN BAO
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 WEST 4TH STREET, SUITE 200
City:	LOS ANGELES
Email:	nbao@waterboards.ca.gov
Phone Number:	2135766703
Global Id:	T0603704405
Contact Type:	Local Agency Caseworker
Contact Name:	JOHN AWUJO
Organization Name:	LOS ANGELES COUNTY
Address:	900 S FREMONT AVE

ROBERT HOLIDAY LINES (Continued) **S101296014**

City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

Status History:
Global Id: T0603704405
Status: Open - Case Begin Date
Status Date: 03/10/1992

Global Id: T0603704405
Status: Open - Inactive
Status Date: 04/14/2015

Global Id: T0603704405
Status: Open - Site Assessment
Status Date: 03/30/1992

Global Id: T0603704405
Status: Open - Site Assessment
Status Date: 01/01/1993

Global Id: T0603704405
Status: Open - Site Assessment
Status Date: 04/28/2000

Global Id: T0603704405
Status: Open - Verification Monitoring
Status Date: 03/30/1992

Regulatory Activities:
Global Id: T0603704405
Action Type: ENFORCEMENT
Date: 03/04/2003
Action: 13267 Requirement

Global Id: T0603704405
Action Type: ENFORCEMENT
Date: 04/28/2000
Action: Staff Letter

Global Id: T0603704405
Action Type: Other
Date: 03/10/1992
Action: Leak Discovery

Global Id: T0603704405
Action Type: Other
Date: 03/30/1992
Action: Leak Reported

Global Id: T0603704405
Action Type: ENFORCEMENT
Date: 09/16/2008
Action: Notice to Comply

Global Id: T0603704405

ROBERT HOLIDAY LINES (Continued) **S101296014**

Action Type: RESPONSE
Date: 10/15/2003
Action: Sensitive Receptor Survey Report

Global Id: T0603704405
Action Type: RESPONSE
Date: 07/15/2003
Action: Soil and Water Investigation Workplan

Global Id: T0603704405
Action Type: RESPONSE
Date: 07/15/2003
Action: Interim Remedial Action Plan

Global Id: T0603704405
Action Type: RESPONSE
Date: 07/15/2003
Action: Soil and Water Investigation Report

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: I-16314
Status: Preliminary site assessment underway
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603704405
W Global ID: Not reported
Staff: JFL
Local Agency: 19000
Cross Street: BARRANCA
Enforcement Type: DLLET
Date Leak Discovered: 3/10/1992
Date Leak First Reported: 3/30/1992
Date Leak Record Entered: 4/23/1992
Date Confirmation Began: 3/30/1992
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 6/30/1992
Date the Case was Closed: Not reported
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: Tank
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 3044.5635341577343740270866589
Source of Cleanup Funding: Tank
Preliminary Site Assessment Workplan Submitted: 1/1/1993
Preliminary Site Assessment Began: 4/28/2000
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported

ROBERT HOLIDAY LINES (Continued) **S101296014**

Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	3/30/1992
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	ROBERT'S HOLIDAY LINES
RP Address:	930 POINSETTIA ST., SANTA ANA, CA 92705
Program:	LUST
Lat/Long:	34.0916761 / -1
Local Agency Staff:	Not reported
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	LETTER RETURNED, WILL CHECK W/ LA CO ASSESSOR FOR OWNERSHIP INFO. LA ASSESSOR HAD NO INFO FOR SITE

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	I-16314

58
SSW
1/4-1/2
0.454 mi.
2395 ft.

MOTOR SUPPLY CO.
237 004TH ST
COVINA, CA 91723

LUST **S100458736**
HIST CORTESE **N/A**

Relative:
Lower

Actual:
525 ft.

LUST:

Region:	STATE
Global Id:	T0603704418
Latitude:	34.0846753
Longitude:	-117.8945384
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	06/01/1992
Lead Agency:	LOS ANGELES COUNTY
Case Worker:	JOA
Local Agency:	LOS ANGELES COUNTY
RB Case Number:	I-16555
LOC Case Number:	Not reported
File Location:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Other Solvent or Non-Petroleum Hydrocarbon
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

MOTOR SUPPLY CO. (Continued) **S100458736**

Contact:
Global Id: T0603704418
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603704418
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Address: 900 S FREMONT AVE
City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

Status History:
Global Id: T0603704418
Status: Completed - Case Closed
Status Date: 06/01/1992

Global Id: T0603704418
Status: Open - Case Begin Date
Status Date: 12/09/1991

Global Id: T0603704418
Status: Open - Site Assessment
Status Date: 12/09/1991

Global Id: T0603704418
Status: Open - Site Assessment
Status Date: 04/16/1992

Regulatory Activities:
Global Id: T0603704418
Action Type: Other
Date: 12/09/1991
Action: Leak Stopped

Global Id: T0603704418
Action Type: Other
Date: 12/09/1991
Action: Leak Discovery

Global Id: T0603704418
Action Type: Other
Date: 01/08/1992
Action: Leak Reported

LUST REG 4:
Region: 4

MOTOR SUPPLY CO. (Continued) **S100458736**

Regional Board:	04	
County:	Los Angeles	
Facility Id:	I-16555	
Status:	Case Closed	
Substance:	Hydrocarbons	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603704418	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19000	
Cross Street:	DEXTER	
Enforcement Type:	Informal Enforcement Actions,including Notices of Violations and Staff Enforcement Letters	
Date Leak Discovered:	12/9/1991	
Date Leak First Reported:		1/8/1992
Date Leak Record Entered:	3/20/1992	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	12/9/1991	
Date Case Last Changed on Database:		6/30/1992
Date the Case was Closed:		6/1/1992
How Leak Discovered:	Tank Closure	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		1719.67904824613684122141562 1
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		12/9/1991
Pollution Characterization Began:		4/16/1992
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		1/1/1965
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	MOTOR SUPPLY	
RP Address:	3401 KATELLA AVE., #207, LOS ALAMITOS, 90720	
Program:	LUST	
Lat/Long:	34.0846753 / -1	
Local Agency Staff:	Not reported	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	OLD CASE #032392-17	

MOTOR SUPPLY CO. (Continued) **S100458736**

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: I-16555

59
East
1/4-1/2
0.483 mi.
2551 ft.

Relative:
Higher

Actual:
585 ft.

ROBERT'S HOLIDAY LINES **LUST** **S101296013**
401 FRONT **HIST CORTESE** **N/A**
COVINA, CA 91723

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	072991-01	
Status:	Remedial action (cleanup) Underway	
Substance:	1	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603700097	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19000	
Cross Street:	BARRANCA AVE.	
Enforcement Type:	Not reported	
Date Leak Discovered:	5/20/1991	
Date Leak First Reported:		6/18/1991
Date Leak Record Entered:	7/27/1991	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	5/20/1991	
Date Case Last Changed on Database:		7/29/1991
Date the Case was Closed:		Not reported
How Leak Discovered:	Tank Closure	
How Leak Stopped:	Not reported	
Cause of Leak:	Corrosion	
Leak Source:	Tank	
Operator:	MCKEEHAN, RANDY	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		3040.034308523298521533547444 9
Source of Cleanup Funding:		Tank
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		6/18/1991
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	

ROBERT'S HOLIDAY LINES (Continued) **S101296013**

Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	MR. RANDY MCKEEHAN
RP Address:	930 POINTSETTIA ST., SANTA ANA, 92701
Program:	LUST
Lat/Long:	34.0916721 / -1
Local Agency Staff:	Not reported
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	EXCAVATION OF SOIL TO DEPTH OF 26' FEET -TPH LEVELS AS TESTED AS 418.1 RANGE 4000-5000 PPM.

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	072991-01

L60 **COVINA DODGE** **RCRA-SQG 1000255626**
South **345 S CITRUS** **SLIC CAD981674674**
1/4-1/2 **COVINA, CA 91723** **EMI**
0.489 mi. **HAZNET**
2583 ft. **Site 1 of 2 in cluster L**

Relative: Lower

Actual: 535 ft.

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	COVINA DODGE
Facility address:	345 S CITRUS COVINA, CA 91723
EPA ID:	CAD981674674
Mailing address:	345 S. CITRUS COVINA, CA 91723
Contact:	Not reported
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	09
Land type:	Facility is not located on Indian land. Additional information is not known.
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212

COVINA DODGE (Continued) **1000255626**

Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: MAK INDUSTRIES INC
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 09/13/1986
Site name: COVINA DODGE
Classification: Large Quantity Generator

Facility Has Received Notices of Violations:
Regulation violated: FR - 262.10-12.A
Area of violation: Generators - General
Date violation determined: 11/22/1993
Date achieved compliance: 11/22/1998
Violation lead agency: State
Enforcement action: Not reported
Enforcement action date: Not reported
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: Not reported
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:
Evaluation date: 11/22/1993
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

COVINA DODGE (Continued) **1000255626**

Area of violation: Generators - General
Date achieved compliance: 11/22/1998
Evaluation lead agency: State Contractor/Grantee

SLIC:
Region: STATE
Facility Status: **Completed - Case Closed**
Status Date: 03/21/2000
Global Id: SLT43348346
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.088518
Longitude: -117.88922
Case Type: Cleanup Program Site
Case Worker: LM
Local Agency: Not reported
RB Case Number: 0538F
File Location: Not reported
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

EMI:
Year: 1987
County Code: 19
Air Basin: SC
Facility ID: 28951
Air District Name: SC
SIC Code: 5511
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 3
Reactive Organic Gases Tons/Yr: 3
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smllr Tons/Yr: 0

Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 80715
Air District Name: SC
SIC Code: 7532
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 1
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0

COVINA DODGE (Continued) **1000255626**

Part. Matter 10 Micrometers & Smllr Tons/Yr: 0

Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 28951
Air District Name: SC
SIC Code: 5511
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 1
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smllr Tons/Yr: 0

Year: 1995
County Code: 19
Air Basin: SC
Facility ID: 80715
Air District Name: SC
SIC Code: 7532
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 1
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smllr Tons/Yr: 0

HAZNET:
envid: 1000255626
Year: 1996
GEPAID: CAD981674674
Contact: Not reported
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 345 S. CITRUS
Mailing City,St,Zip: COVINA, CA 917230000
Gen County: Not reported
TSD EPA ID: CAD093459485
TSD County: Not reported
Waste Category: Unspecified solvent mixture
Disposal Method: Transfer Station
Tons: .0166
Cat Decode: Unspecified solvent mixture
Method Decode: Transfer Station
Facility County: Los Angeles

envid: 1000255626
Year: 1995

COVINA DODGE (Continued) **1000255626**

GEPAID:	CAD981674674
Contact:	Not reported
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	345 S. CITRUS
Mailing City,St,Zip:	COVINA, CA 917230000
Gen County:	Not reported
TSD EPA ID:	CAD093459485
TSD County:	Not reported
Waste Category:	Unspecified solvent mixture
Disposal Method:	Transfer Station
Tons:	.0332
Cat Decode:	Unspecified solvent mixture
Method Decode:	Transfer Station
Facility County:	Los Angeles

envid:	1000255626
Year:	1995
GEPAID:	CAD981674674
Contact:	Not reported
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	345 S. CITRUS
Mailing City,St,Zip:	COVINA, CA 917230000
Gen County:	Not reported
TSD EPA ID:	CAT000613893
TSD County:	Not reported
Waste Category:	Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method:	Transfer Station
Tons:	.0250
Cat Decode:	Liquids with halogenated organic compounds >= 1,000 Mg./L
Method Decode:	Transfer Station
Facility County:	Los Angeles

envid:	1000255626
Year:	1993
GEPAID:	CAD981674674
Contact:	Not reported
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	345 S. CITRUS
Mailing City,St,Zip:	COVINA, CA 917230000
Gen County:	Not reported
TSD EPA ID:	CAT080025711
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues less than 10 percent
Disposal Method:	Recycler
Tons:	0.54210000000
Cat Decode:	Aqueous solution with total organic residues less than 10 percent
Method Decode:	Recycler
Facility County:	Los Angeles

L61 **CHRYSLER - COVINA DODGE** **SLIC** **S103546855**
South **345 CITRUS** **N/A**
1/4-1/2 **COVINA, CA 91723**
0.500 mi.
2640 ft. **Site 2 of 2 in cluster L**

Relative:
Lower

Actual:
534 ft.

SLIC REG 4:
Region: 4
Facility Status: No further action required
SLIC: 0538F
Substance: TPH
Staff: Wendy Liu

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62 **BROWN INTERNATIONAL CORP** **RCRA-SQG** **1000437579**
ENE **633 N. BARRANCA AVE.** **ENVIROSTOR** **CAD982019614**
1/2-1 **COVINA, CA 91723** **LUST**
0.586 mi. **SWEEPS UST**
3093 ft. **HIST UST**
CA FID UST

Relative:
Higher

FINDS
HIST CORTESE
LA Co. Site Mitigation

Actual:
591 ft.

WDS

RCRA-SQG:
Date form received by agency: 07/31/1987
Facility name: BROWN INTERNATIONAL CORP
Facility address: 633 N BARRANCA AVE
COVINA, CA 91723
EPA ID: CAD982019614
Mailing address: PO BOX 1170
COVINA, CA 91722
Contact: ENVIRONMENTAL MANAGER
Contact address: 633 N BARRANCA AVE
COVINA, CA 91723
Contact country: US
Contact telephone: (818) 966-8361
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: BROWN INTERNATIONAL
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED

BROWN INTERNATIONAL CORP (Continued) **1000437579**

NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

ENVIROSTOR:
Facility ID: 71002966
Status: Refer: Other Agency
Status Date: Not reported
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup Chatsworth
Assembly: 48
Senate: 22
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.09239
Longitude: -117.8827
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD982019614
Alias Type: EPA Identification Number
Alias Name: 110000477485

BROWN INTERNATIONAL CORP (Continued) **1000437579**

Alias Type: EPA (FRS #)
Alias Name: 71002966
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

LUST:
Region: STATE
Global Id: T0603704847
Latitude: 34.092391
Longitude: -117.882774
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 02/27/1996
Lead Agency: LOS ANGELES COUNTY
Case Worker: JOA
Local Agency: LOS ANGELES COUNTY
RB Case Number: R-09673
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Aviation
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:
Global Id: T0603704847
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603704847
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Address: 900 S FREMONT AVE
City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov

BROWN INTERNATIONAL CORP (Continued) **1000437579**

Phone Number: 6264583507

Status History:
Global Id: T0603704847
Status: Completed - Case Closed
Status Date: 02/27/1996

Global Id: T0603704847
Status: Open - Case Begin Date
Status Date: 02/27/1996

Regulatory Activities:
Global Id: T0603704847
Action Type: Other
Date: 02/27/1996
Action: Leak Reported

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: R-09673
Status: Case Closed
Substance: 1
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603704847
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: W MILTON
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 2/27/1996
Date Leak Record Entered: 5/1/1996
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 2/27/1996
Date the Case was Closed: 2/27/1996
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: MERSEY, FRED
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 3298.341370866321737033635378 4
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported

BROWN INTERNATIONAL CORP (Continued) **1000437579**

Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: BROWN INTERNATIONAL CORP
RP Address: 633 N BARRANCA AVE, COVINA CA 91723-1297
Program: LUST
Lat/Long: 34.0922531 / -1
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: Not reported

SWEEPS UST:
Status: Active
Comp Number: 9673
Number: 9
Board Of Equalization: 44-008511
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-009673-000001
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: 1

HIST UST:
Region: STATE
Facility ID: 00000041104
Facility Type: Other
Other Type: MANUFACTURING
Contact Name: Not reported
Telephone: 8189668361
Owner Name: BROWN INTERNATIONAL CORPORATIO
Owner Address: 633 N. BARRANCA
Owner City,St,Zip: COVINA, CA 91723
Total Tanks: 0005

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00001000

BROWN INTERNATIONAL CORP (Continued) **1000437579**

Tank Used for: WASTE
Type of Fuel: WASTE OIL
Container Construction Thickness: Not reported
Leak Detection: Visual

Tank Num: 002
Container Num: 2
Year Installed: 1974
Tank Capacity: 00002000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 003
Container Num: 3
Year Installed: 1974
Tank Capacity: 00002000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 004
Container Num: 4
Year Installed: 1980
Tank Capacity: 00006000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 005
Container Num: 5
Year Installed: 1980
Tank Capacity: 00009970
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

CA FID UST:
Facility ID: 19030864
Regulated By: UTNKA
Regulated ID: 00041104
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 8180000000
Mail To: Not reported
Mailing Address: BOX
Mailing Address 2: Not reported
Mailing City,St,Zip: COVINA
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported

BROWN INTERNATIONAL CORP (Continued) **1000437579**

Comments: Not reported
Status: Active

FINDS:

Registry ID: 110000477485

Environmental Interest/Information System
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

US EPA TRIS (Toxics Release Inventory System) contains information from facilities on the amounts of over 300 listed toxic chemicals that these facilities release directly to air, water, land, or that are transported off-site.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZARDOUS AIR POLLUTANT MAJOR

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: R-09673

LA Co. Site Mitigation:
Facility ID: Not reported
Site ID: Not reported
Jurisdiction: Not reported
Case ID: Not reported
Abated: Yes
Assigned To: Richard Clark
Entered Date: Not reported

WDS:
Facility ID: 4 19I010914
Facility Type: Not reported
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion: 4
Facility Telephone: Not reported
Facility Contact: Not reported
Agency Name: BROWN INTERNATIONAL CORP
Agency Address: Not reported

BROWN INTERNATIONAL CORP (Continued) **1000437579**

Agency City,St,Zip:	0
Agency Contact:	Not reported
Agency Telephone:	Not reported
Agency Type:	Not reported
SIC Code:	0
SIC Code 2:	Not reported
Primary Waste Type:	Not reported
Primary Waste:	Not reported
Waste Type2:	Not reported
Waste2:	Not reported
Primary Waste Type:	Not reported
Secondary Waste:	Not reported
Secondary Waste Type:	Not reported
Design Flow:	0
Baseline Flow:	0
Reclamation:	Not reported
POTW:	Not reported
Treat To Water:	Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
Complexity:	Category C - Facilities having no waste treatment systems, such as cooling water dischargers or thosewho must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

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63 **ELDON DRAPERY CLEANERS (FORMER)** **ENVIROSTOR** **S106843118**
ENE **551 E. EDNA PLACE** **N/A**
1/2-1 **COVINA, CA 91723**
0.671 mi.
3544 ft.

Relative:
Higher

Actual:
597 ft.

ENVIROSTOR:

Facility ID:	19720036
Status:	Refer: 1248 Local Agency
Status Date:	11/28/2001
Site Code:	Not reported
Site Type:	Evaluation
Site Type Detailed:	Evaluation
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Referred - Not Assigned
Division Branch:	Cleanup Cypress
Assembly:	57
Senate:	Not reported
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not Applicable
Latitude:	0
Longitude:	0

ELDON DRAPERY CLEANERS (FORMER) (Continued) **S106843118**

APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 19720036
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

64
East
1/2-1
0.792 mi.
4180 ft.

JONES & ROY COMPANY **ENVIROSTOR** **S101480821**
620 NORTH COMMERCIAL AVENUE **LA Co. Site Mitigation** **N/A**
COVINA, CA 91723

Relative:
Higher

Actual:
602 ft.

ENVIROSTOR:
Facility ID: 19340730
Status: Refer: Other Agency
Status Date: 04/24/1984
Site Code: Not reported
Site Type: Historical
Site Type Detailed: * Historical
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: * Mmonroy
Division Branch: Cleanup Chatsworth
Assembly: 48
Senate: 22
Special Program: * RCRA 3012 - Past Haz Waste Disp Inven Site
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.09196
Longitude: -117.8772
APN: 8429021005
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED

JONES & ROY COMPANY (Continued) **S101480821**

Alias Name: VIP MACHINE INC
Alias Type: Alternate Name
Alias Name: 8429021005
Alias Type: APN
Alias Name: CAD063799746
Alias Type: EPA Identification Number
Alias Name: 110002653664
Alias Type: EPA (FRS #)
Alias Name: 19340730
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 09/26/1983
Comments: FACILITY IDENTIFIED ID FROM ERRIS

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 10/25/1994
Comments: Database verification program confirms NFA for DTSC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment Report
Completed Date: 04/24/1984
Comments: SOURCE ACT: CO SANIT B PERMT #6381 METAL STAMPING & WIRING FORMIG SUBMIT TO EPA PRELIM ASSESS DONE RCRA 3012

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

LA Co. Site Mitigation:
Facility ID: Not reported
Site ID: Not reported
Jurisdiction: Not reported
Case ID: Not reported
Abated: Not reported
Assigned To: Not reported
Entered Date: Not reported

65
South
1/2-1
0.851 mi.
4492 ft.

SAI AUTO GROUP
626 S. CITRUS AVENUE
COVINA, CA 91723

ENVIROSTOR **S106092444**
N/A

Relative:
Lower

Actual:
517 ft.

ENVIROSTOR:

Facility ID:	19550030
Status:	Refer: 1248 Local Agency
Status Date:	07/16/2001
Site Code:	Not reported
Site Type:	Evaluation
Site Type Detailed:	Evaluation
Acres:	0
NPL:	NO
Regulatory Agencies:	LOS ANGELES COUNTY
Lead Agency:	LOS ANGELES COUNTY
Program Manager:	Not reported
Supervisor:	Referred - Not Assigned
Division Branch:	Cleanup Cypress
Assembly:	48
Senate:	22
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not Applicable
Latitude:	34.07831
Longitude:	-117.8893
APN:	8451-01-044, 8451-01-045
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	8451-01-044
Alias Type:	APN
Alias Name:	8451-01-045
Alias Type:	APN
Alias Name:	19550030
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	SB 1248 Notification
Completed Date:	07/10/2001
Comments:	SB 1248 Los Angeles County
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 03/26/2015
Date Data Arrived at EDR: 04/08/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 75

Source: EPA
Telephone: N/A
Last EDR Contact: 11/07/2015
Next Scheduled EDR Contact: 01/18/2016
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 03/26/2015
Date Data Arrived at EDR: 04/08/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 75

Source: EPA
Telephone: N/A
Last EDR Contact: 11/07/2015
Next Scheduled EDR Contact: 01/18/2016
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 03/26/2015
Date Data Arrived at EDR: 04/08/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 75

Source: EPA
Telephone: N/A
Last EDR Contact: 11/07/2015
Next Scheduled EDR Contact: 01/18/2016
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 03/26/2015
Date Data Arrived at EDR: 04/08/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 10/09/2015
Next Scheduled EDR Contact: 01/18/2016
Data Release Frequency: Varies

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 11/11/2013
Date Made Active in Reports: 02/13/2014
Number of Days to Update: 94

Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 11/23/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 11/11/2013
Date Made Active in Reports: 02/13/2014
Number of Days to Update: 94

Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 11/23/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/28/2015
Date Data Arrived at EDR: 05/29/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 13

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 11/13/2015
Next Scheduled EDR Contact: 02/29/2016
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 09/10/2015
Date Data Arrived at EDR: 09/11/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 53

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/24/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 09/10/2015
Date Data Arrived at EDR: 09/11/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 53

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/24/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/22/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 09/29/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Annually

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 11/07/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 40

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/07/2015
Next Scheduled EDR Contact: 02/15/2016
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 11/07/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 40

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/07/2015
Next Scheduled EDR Contact: 02/15/2016
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 08/17/2015
Date Data Arrived at EDR: 08/18/2015
Date Made Active in Reports: 09/03/2015
Number of Days to Update: 16

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 02/29/2016
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST: Geotracker's Leaking Underground Fuel Tank Report
Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 10/21/2015
Date Data Arrived at EDR: 10/22/2015
Date Made Active in Reports: 11/05/2015
Number of Days to Update: 14

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 12/14/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/30/2015
Date Data Arrived at EDR: 05/05/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 48

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 10/08/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Quarterly

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 07/30/2015
Date Data Arrived at EDR: 08/07/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 67

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Semi-Annually

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/13/2015
Date Data Arrived at EDR: 08/03/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 71

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 07/28/2015
Date Data Arrived at EDR: 08/07/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 67

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 03/30/2015
Date Data Arrived at EDR: 04/28/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 55

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/08/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 02/03/2015
Date Data Arrived at EDR: 04/30/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 53

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/27/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 07/21/2015
Date Data Arrived at EDR: 07/29/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 76

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Quarterly

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/08/2015
Date Data Arrived at EDR: 01/08/2015
Date Made Active in Reports: 02/09/2015
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 10/30/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Quarterly

SLIC: Statewide SLIC Cases
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 10/21/2015
Date Data Arrived at EDR: 10/22/2015
Date Made Active in Reports: 11/06/2015
Number of Days to Update: 15

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/14/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 10/08/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Varies

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 10/21/2015
Date Data Arrived at EDR: 10/22/2015
Date Made Active in Reports: 11/19/2015
Number of Days to Update: 28

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 12/14/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 08/01/2009
Date Data Arrived at EDR: 09/10/2009
Date Made Active in Reports: 10/01/2009
Number of Days to Update: 21

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 09/28/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Quarterly

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 02/03/2015
Date Data Arrived at EDR: 04/30/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 53

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/27/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 07/30/2015
Date Data Arrived at EDR: 08/07/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 67

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 07/28/2015
Date Data Arrived at EDR: 08/07/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 67

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/13/2015
Date Data Arrived at EDR: 08/03/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 71

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Semi-Annually

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/23/2014
Date Data Arrived at EDR: 11/25/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 65

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 07/28/2015
Date Data Arrived at EDR: 08/14/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 60

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 12/14/2014
Date Data Arrived at EDR: 02/13/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 28

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 10/30/2015
Next Scheduled EDR Contact: 02/09/2016
Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 07/21/2015
Date Data Arrived at EDR: 07/29/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 76

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Quarterly

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/29/2014
Date Data Arrived at EDR: 10/01/2014
Date Made Active in Reports: 11/06/2014
Number of Days to Update: 36

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 09/29/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 11/07/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 40

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/07/2015
Next Scheduled EDR Contact: 02/15/2016
Data Release Frequency: Quarterly

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfieds Sites Listing
A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 06/25/2015
Date Data Arrived at EDR: 09/08/2015
Date Made Active in Reports: 10/12/2015
Number of Days to Update: 34

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/22/2015
Date Data Arrived at EDR: 06/24/2015
Date Made Active in Reports: 09/02/2015
Number of Days to Update: 70

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/23/2015
Next Scheduled EDR Contact: 01/04/2016
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 11/09/2015
Next Scheduled EDR Contact: 02/22/2016
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 09/14/2015
Date Data Arrived at EDR: 09/15/2015
Date Made Active in Reports: 10/14/2015
Number of Days to Update: 29

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 09/21/2015
Date Data Arrived at EDR: 09/22/2015
Date Made Active in Reports: 11/05/2015
Number of Days to Update: 44

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 11/13/2015
Next Scheduled EDR Contact: 02/29/2016
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 11/06/2015
Next Scheduled EDR Contact: 02/15/2016
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137
Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: No Update Planned

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 08/12/2015
Date Data Arrived at EDR: 09/04/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 60
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/31/2015
Next Scheduled EDR Contact: 12/14/2015
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database
The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21
Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program
This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 11/07/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 40
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/07/2015
Next Scheduled EDR Contact: 02/15/2016
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs
A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 03/10/2015
Date Made Active in Reports: 03/18/2015
Number of Days to Update: 8
Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 08/12/2015
Date Data Arrived at EDR: 09/04/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 60

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/25/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 11/25/2015
Date Data Arrived at EDR: 12/01/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 16

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 11/23/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 09/08/2015
Date Data Arrived at EDR: 09/10/2015
Date Made Active in Reports: 10/12/2015
Number of Days to Update: 32

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/18/2014
Date Data Arrived at EDR: 03/18/2014
Date Made Active in Reports: 04/24/2014
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 10/30/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 09/08/2015
Date Data Arrived at EDR: 09/09/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 34

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 12/08/2015
Next Scheduled EDR Contact: 12/21/2015
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/24/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/02/2015
Number of Days to Update: 68

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 09/29/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Annually

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 09/25/2015
Date Data Arrived at EDR: 10/27/2015
Date Made Active in Reports: 11/16/2015
Number of Days to Update: 20

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 10/27/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

LDS: Land Disposal Sites Listing

The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

Date of Government Version: 10/21/2015
Date Data Arrived at EDR: 10/22/2015
Date Made Active in Reports: 11/05/2015
Number of Days to Update: 14

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/14/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing

The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 10/21/2015
Date Data Arrived at EDR: 10/22/2015
Date Made Active in Reports: 11/05/2015
Number of Days to Update: 14

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/14/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Varies

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 12/11/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/16/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/16/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 11/19/2015
Next Scheduled EDR Contact: 02/29/2016
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 09/01/2015
Date Data Arrived at EDR: 09/03/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 61

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 11/13/2015
Next Scheduled EDR Contact: 02/29/2016
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 11/10/2015
Next Scheduled EDR Contact: 02/22/2016
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 11/13/2015
Next Scheduled EDR Contact: 02/22/2016
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 01/15/2015
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 14

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 09/25/2015
Next Scheduled EDR Contact: 01/04/2016
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 02/12/2015
Date Made Active in Reports: 06/02/2015
Number of Days to Update: 110

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 11/24/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/25/2013
Date Data Arrived at EDR: 12/12/2013
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 74

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 12/11/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 08/01/2015
Date Data Arrived at EDR: 08/26/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 69

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 11/13/2015
Next Scheduled EDR Contact: 02/22/2016
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 10/15/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 33

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/29/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/23/2015
Date Data Arrived at EDR: 02/06/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 10/08/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 06/26/2015
Date Data Arrived at EDR: 07/10/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 95
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 12/07/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 07/13/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 12/11/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 10/29/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/07/2015
Date Data Arrived at EDR: 07/09/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 69

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 10/07/2015
Next Scheduled EDR Contact: 01/18/2016
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 11/07/2015
Next Scheduled EDR Contact: 02/15/2016
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 04/17/2015
Date Made Active in Reports: 06/02/2015
Number of Days to Update: 46

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 09/28/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 02/24/2015
Date Made Active in Reports: 09/30/2015
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 11/24/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 10/16/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Semi-Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 11/19/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 11/25/2014
Date Data Arrived at EDR: 11/26/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 10/05/2015
Next Scheduled EDR Contact: 01/18/2016
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 07/22/2015
Date Data Arrived at EDR: 07/24/2015
Date Made Active in Reports: 09/02/2015
Number of Days to Update: 40

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/28/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 07/22/2015
Date Data Arrived at EDR: 07/24/2015
Date Made Active in Reports: 09/02/2015
Number of Days to Update: 40

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/28/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/14/2015
Date Data Arrived at EDR: 06/03/2015
Date Made Active in Reports: 09/02/2015
Number of Days to Update: 91

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 12/03/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Varies

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 07/20/2015
Date Data Arrived at EDR: 09/09/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 55

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 12/10/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 09/28/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 11/05/2015
Number of Days to Update: 37

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 09/29/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Quarterly

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 08/10/2015
Date Data Arrived at EDR: 08/27/2015
Date Made Active in Reports: 10/01/2015
Number of Days to Update: 35

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Annually

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 09/25/2015
Date Made Active in Reports: 11/05/2015
Number of Days to Update: 41

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 09/25/2015
Next Scheduled EDR Contact: 01/04/2016
Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 08/24/2015
Date Data Arrived at EDR: 08/26/2015
Date Made Active in Reports: 10/01/2015
Number of Days to Update: 36

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 11/02/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 40

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 08/17/2015
Date Data Arrived at EDR: 08/18/2015
Date Made Active in Reports: 09/03/2015
Number of Days to Update: 16

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 11/13/2015
Next Scheduled EDR Contact: 02/29/2016
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 10/14/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 58

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 10/14/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Annually

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 08/24/2015
Date Data Arrived at EDR: 08/26/2015
Date Made Active in Reports: 10/01/2015
Number of Days to Update: 36

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/24/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 10/14/2015
Date Made Active in Reports: 11/19/2015
Number of Days to Update: 36

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 10/14/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 09/14/2015
Date Data Arrived at EDR: 09/15/2015
Date Made Active in Reports: 10/14/2015
Number of Days to Update: 29

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Varies

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 09/03/2015
Date Data Arrived at EDR: 09/09/2015
Date Made Active in Reports: 10/12/2015
Number of Days to Update: 33

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 12/08/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 08/17/2015
Date Data Arrived at EDR: 08/18/2015
Date Made Active in Reports: 09/11/2015
Number of Days to Update: 24

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 02/29/2016
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 09/08/2015
Date Data Arrived at EDR: 09/09/2015
Date Made Active in Reports: 10/12/2015
Number of Days to Update: 33

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 12/08/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 09/14/2015
Date Data Arrived at EDR: 09/15/2015
Date Made Active in Reports: 10/14/2015
Number of Days to Update: 29

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 08/04/2015
Date Data Arrived at EDR: 08/25/2015
Date Made Active in Reports: 10/05/2015
Number of Days to Update: 41

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 04/04/2016
Data Release Frequency: No Update Planned

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 07/23/2015
Date Data Arrived at EDR: 09/15/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 28

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing

Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water board?s review found that more than one-third of the region?s active disposal pits are operating without permission.

Date of Government Version: 04/15/2015
Date Data Arrived at EDR: 04/17/2015
Date Made Active in Reports: 06/23/2015
Number of Days to Update: 67

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 10/16/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Varies

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Quarterly

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 09/28/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historic Gas Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historic Dry Cleaners
EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 10/09/2015
Date Data Arrived at EDR: 10/13/2015
Date Made Active in Reports: 11/16/2015
Number of Days to Update: 34

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 10/09/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Semi-Annually

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 10/09/2015
Date Data Arrived at EDR: 10/13/2015
Date Made Active in Reports: 11/19/2015
Number of Days to Update: 37

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 10/09/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA Facility List
Cupa Facility List

Date of Government Version: 08/24/2015
Date Data Arrived at EDR: 09/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 35

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA Facility Listing
Cupa facility list.

Date of Government Version: 11/20/2014
Date Data Arrived at EDR: 11/24/2014
Date Made Active in Reports: 01/07/2015
Number of Days to Update: 44

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 12/11/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 10/22/2015
Date Data Arrived at EDR: 10/23/2015
Date Made Active in Reports: 11/16/2015
Number of Days to Update: 24

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 09/28/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 06/08/2015
Date Data Arrived at EDR: 09/22/2015
Date Made Active in Reports: 10/14/2015
Number of Days to Update: 22

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 11/09/2015
Next Scheduled EDR Contact: 02/22/2016
Data Release Frequency: Varies

CONTRA COSTA COUNTY:

Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 08/24/2015
Date Data Arrived at EDR: 08/25/2015
Date Made Active in Reports: 10/01/2015
Number of Days to Update: 37

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 11/07/2015
Next Scheduled EDR Contact: 02/15/2016
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility List
Cupa Facility list

Date of Government Version: 11/16/2015
Date Data Arrived at EDR: 11/17/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 24

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 11/13/2015
Next Scheduled EDR Contact: 02/15/2016
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 09/23/2015
Date Data Arrived at EDR: 09/25/2015
Date Made Active in Reports: 10/15/2015
Number of Days to Update: 20

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 11/07/2015
Next Scheduled EDR Contact: 02/15/2016
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 10/15/2015
Date Data Arrived at EDR: 10/15/2015
Date Made Active in Reports: 11/16/2015
Number of Days to Update: 32

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 10/05/2015
Next Scheduled EDR Contact: 01/18/2016
Data Release Frequency: Semi-Annually

HUMBOLDT COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 08/04/2015
Date Data Arrived at EDR: 08/07/2015
Date Made Active in Reports: 09/03/2015
Number of Days to Update: 27

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 11/12/2015
Next Scheduled EDR Contact: 12/07/2015
Data Release Frequency: Varies

IMPERIAL COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 10/30/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 34

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

INYO COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 09/10/2013
Date Data Arrived at EDR: 09/11/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 33

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 05/19/2015
Date Data Arrived at EDR: 06/18/2015
Date Made Active in Reports: 07/22/2015
Number of Days to Update: 34

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 02/22/2016
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 11/19/2015
Date Data Arrived at EDR: 11/23/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 18

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

LAKE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 08/11/2015
Date Data Arrived at EDR: 08/14/2015
Date Made Active in Reports: 09/03/2015
Number of Days to Update: 20

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 10/19/2015
Next Scheduled EDR Contact: 02/01/2016
Data Release Frequency: Varies

LOS ANGELES COUNTY:

San Gabriel Valley Areas of Concern
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 04/04/2016
Data Release Frequency: No Update Planned

HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 11/24/2014
Date Data Arrived at EDR: 01/30/2015
Date Made Active in Reports: 03/04/2015
Number of Days to Update: 33
Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 10/09/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 10/19/2015
Date Data Arrived at EDR: 10/20/2015
Date Made Active in Reports: 11/19/2015
Number of Days to Update: 30
Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 10/20/2015
Next Scheduled EDR Contact: 02/01/2016
Data Release Frequency: Varies

City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2015
Date Data Arrived at EDR: 07/27/2015
Date Made Active in Reports: 08/10/2015
Number of Days to Update: 14
Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 10/19/2015
Next Scheduled EDR Contact: 02/01/2016
Data Release Frequency: Varies

Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 01/15/2015
Date Data Arrived at EDR: 01/29/2015
Date Made Active in Reports: 03/10/2015
Number of Days to Update: 40
Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 10/19/2015
Next Scheduled EDR Contact: 02/01/2016
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 03/30/2015
Date Data Arrived at EDR: 04/02/2015
Date Made Active in Reports: 04/13/2015
Number of Days to Update: 11
Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 10/19/2015
Next Scheduled EDR Contact: 02/01/2016
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 11/04/2015
Date Data Arrived at EDR: 11/13/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 34
Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Annually

City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 10/13/2015
Date Data Arrived at EDR: 10/14/2015
Date Made Active in Reports: 12/01/2015
Number of Days to Update: 48
Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 10/09/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 09/15/2015
Date Data Arrived at EDR: 09/17/2015
Date Made Active in Reports: 10/14/2015
Number of Days to Update: 27

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

MARIN COUNTY:

Underground Storage Tank Sites

Currently permitted USTs in Marin County.

Date of Government Version: 10/05/2015
Date Data Arrived at EDR: 10/08/2015
Date Made Active in Reports: 10/15/2015
Number of Days to Update: 7

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 10/05/2015
Next Scheduled EDR Contact: 01/18/2016
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 09/21/2015
Date Data Arrived at EDR: 09/22/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 42

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 12/10/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

MONO COUNTY:

CUPA Facility List

CUPA Facility List

Date of Government Version: 09/02/2015
Date Data Arrived at EDR: 09/04/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 39

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 11/23/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA Facility Listing

CUPA Program listing from the Environmental Health Division.

Date of Government Version: 10/01/2015
Date Data Arrived at EDR: 10/06/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 66

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

NAPA COUNTY:

Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 12/05/2011
Date Data Arrived at EDR: 12/06/2011
Date Made Active in Reports: 02/07/2012
Number of Days to Update: 63
Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 11/23/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: No Update Planned

Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008
Date Data Arrived at EDR: 01/16/2008
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 23
Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 11/23/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 11/16/2015
Date Data Arrived at EDR: 11/17/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 24
Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 11/06/2015
Next Scheduled EDR Contact: 02/15/2016
Data Release Frequency: Varies

ORANGE COUNTY:

List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 08/01/2015
Date Data Arrived at EDR: 08/10/2015
Date Made Active in Reports: 09/03/2015
Number of Days to Update: 24
Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/10/2015
Next Scheduled EDR Contact: 02/22/2016
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 08/03/2015
Date Data Arrived at EDR: 08/10/2015
Date Made Active in Reports: 09/11/2015
Number of Days to Update: 32
Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/10/2015
Next Scheduled EDR Contact: 02/22/2016
Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 11/01/2015
Date Data Arrived at EDR: 11/11/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 36
Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/11/2015
Next Scheduled EDR Contact: 02/22/2016
Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 09/08/2015
Date Data Arrived at EDR: 09/08/2015
Date Made Active in Reports: 10/14/2015
Number of Days to Update: 36
Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 10/26/2015
Date Data Arrived at EDR: 10/28/2015
Date Made Active in Reports: 11/19/2015
Number of Days to Update: 22
Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 04/04/2016
Data Release Frequency: Quarterly

Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 10/26/2015
Date Data Arrived at EDR: 10/28/2015
Date Made Active in Reports: 11/19/2015
Number of Days to Update: 22
Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 04/04/2016
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 08/03/2015
Date Data Arrived at EDR: 10/06/2015
Date Made Active in Reports: 11/16/2015
Number of Days to Update: 41
Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/06/2015
Next Scheduled EDR Contact: 01/18/2016
Data Release Frequency: Quarterly

Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 08/03/2015
Date Data Arrived at EDR: 10/06/2015
Date Made Active in Reports: 11/06/2015
Number of Days to Update: 31
Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/06/2015
Next Scheduled EDR Contact: 01/18/2016
Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 06/30/2015
Date Data Arrived at EDR: 07/07/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 7

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 11/09/2015
Next Scheduled EDR Contact: 02/22/2016
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/23/2013
Date Data Arrived at EDR: 09/24/2013
Date Made Active in Reports: 10/17/2013
Number of Days to Update: 23

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Quarterly

Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2014
Date Data Arrived at EDR: 11/21/2014
Date Made Active in Reports: 12/29/2014
Number of Days to Update: 38

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

Local Oversite Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 11/09/2015
Next Scheduled EDR Contact: 02/22/2016
Data Release Frequency: Quarterly

Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010
Date Data Arrived at EDR: 03/10/2011
Date Made Active in Reports: 03/15/2011
Number of Days to Update: 5

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 11/09/2015
Next Scheduled EDR Contact: 02/22/2016
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 09/23/2015
Date Data Arrived at EDR: 09/25/2015
Date Made Active in Reports: 10/15/2015
Number of Days to Update: 20

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 04/04/2016
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 08/25/2015
Date Data Arrived at EDR: 08/27/2015
Date Made Active in Reports: 09/30/2015
Number of Days to Update: 34

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

SAN MATEO COUNTY:

Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 10/14/2015
Date Data Arrived at EDR: 10/15/2015
Date Made Active in Reports: 11/16/2015
Number of Days to Update: 32

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/14/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Annually

Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 09/16/2015
Date Data Arrived at EDR: 09/17/2015
Date Made Active in Reports: 11/05/2015
Number of Days to Update: 49

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/10/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

SANTA CLARA COUNTY:

Cupa Facility List
Cupa facility list

Date of Government Version: 11/18/2015
Date Data Arrived at EDR: 11/24/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 17

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 11/23/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Annually

Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 08/10/2015
Date Data Arrived at EDR: 08/14/2015
Date Made Active in Reports: 09/03/2015
Number of Days to Update: 20

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 02/22/2016
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA Facility List

CUPA facility listing.

Date of Government Version: 11/18/2015
Date Data Arrived at EDR: 11/23/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 18

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA Facility List

Cupa Facility List.

Date of Government Version: 09/15/2015
Date Data Arrived at EDR: 09/17/2015
Date Made Active in Reports: 11/05/2015
Number of Days to Update: 49

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

SOLANO COUNTY:

Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 09/02/2015
Date Data Arrived at EDR: 09/17/2015
Date Made Active in Reports: 11/05/2015
Number of Days to Update: 49

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 09/10/2015
Next Scheduled EDR Contact: 12/28/2015
Data Release Frequency: Quarterly

Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 09/02/2015
Date Data Arrived at EDR: 09/18/2015
Date Made Active in Reports: 10/15/2015
Number of Days to Update: 27

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 12/10/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Quarterly

SONOMA COUNTY:

Cupa Facility List
Cupa Facility list

Date of Government Version: 09/28/2015
Date Data Arrived at EDR: 09/30/2015
Date Made Active in Reports: 11/05/2015
Number of Days to Update: 36

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 09/28/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Varies

Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 10/01/2015
Date Data Arrived at EDR: 10/02/2015
Date Made Active in Reports: 11/05/2015
Number of Days to Update: 34

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 09/28/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 12/07/2015
Date Data Arrived at EDR: 12/08/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 9

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Semi-Annually

TUOLUMNE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 10/29/2015
Date Data Arrived at EDR: 10/30/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 42

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 08/17/2015
Date Made Active in Reports: 09/03/2015
Number of Days to Update: 17

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/12/2015
Next Scheduled EDR Contact: 11/30/2015
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 10/02/2015
Next Scheduled EDR Contact: 01/18/2016
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 11/13/2015
Next Scheduled EDR Contact: 02/29/2016
Data Release Frequency: Quarterly

Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 09/28/2015
Date Data Arrived at EDR: 10/28/2015
Date Made Active in Reports: 11/19/2015
Number of Days to Update: 22

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Quarterly

Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 08/26/2015
Date Data Arrived at EDR: 09/15/2015
Date Made Active in Reports: 10/15/2015
Number of Days to Update: 30

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 10/19/2015
Date Data Arrived at EDR: 10/27/2015
Date Made Active in Reports: 11/19/2015
Number of Days to Update: 23

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 10/19/2015
Next Scheduled EDR Contact: 01/18/2016
Data Release Frequency: Annually

YUBA COUNTY:

CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 11/13/2015
Date Data Arrived at EDR: 11/17/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 24

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 11/13/2015
Next Scheduled EDR Contact: 02/15/2016
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013
Date Data Arrived at EDR: 08/19/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 45

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 11/16/2015
Next Scheduled EDR Contact: 02/29/2016
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 07/17/2015
Date Made Active in Reports: 08/12/2015
Number of Days to Update: 26

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/13/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 11/02/2015
Date Data Arrived at EDR: 11/08/2015
Date Made Active in Reports: 12/09/2015
Number of Days to Update: 31

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 11/08/2015
Next Scheduled EDR Contact: 02/15/2016
Data Release Frequency: Annually

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/24/2015
Date Made Active in Reports: 08/18/2015
Number of Days to Update: 25

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/19/2015
Next Scheduled EDR Contact: 02/01/2016
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 06/19/2015
Date Made Active in Reports: 07/15/2015
Number of Days to Update: 26

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 11/19/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 03/19/2015
Date Made Active in Reports: 04/07/2015
Number of Days to Update: 19

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 12/09/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: PennWell Corporation
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data
Source: PennWell Corporation
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish & Game
Telephone: 916-445-0411

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

BENTLEY REAL ESTATE
137 WEST SAN BERNARDINO ROAD
COVINA, CA 91723

TARGET PROPERTY COORDINATES

Latitude (North):	34.0905 - 34° 5' 25.80''
Longitude (West):	117.8914 - 117° 53' 29.04''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	417765.4
UTM Y (Meters):	3772354.2
Elevation:	554 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5619056 BALDWIN PARK, CA
Version Date:	2012
Southeast Map:	5619080 SAN DIMAS, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

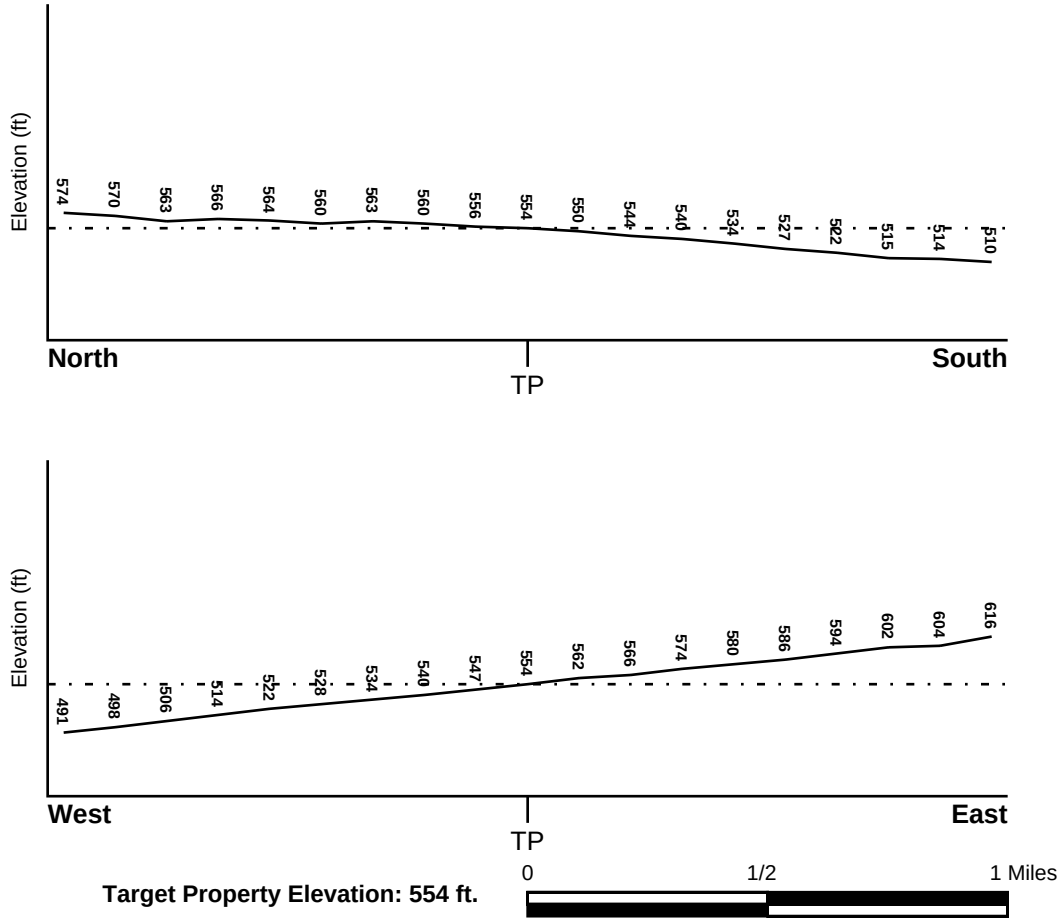
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WSW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County	FEMA Flood Electronic Data
LOS ANGELES, CA	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 06037C - FEMA DFIRM Flood data

Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
BALDWIN PARK	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: URBAN LAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 10 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures:
loam
clay
silt loam
loamy sand
sandy loam
fine sand
clay loam
gravelly - sandy loam
coarse sand
gravelly - sand
sand

Surficial Soil Types:
loam
clay
silt loam
loamy sand
sandy loam
fine sand
clay loam
gravelly - sandy loam
coarse sand
gravelly - sand
sand

Shallow Soil Types:
fine sandy loam
gravelly - loam
sand
silty clay

Deeper Soil Types:
stratified
clay loam
silty clay loam
gravelly - sandy loam
coarse sand
sand
weathered bedrock
very fine sandy loam

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

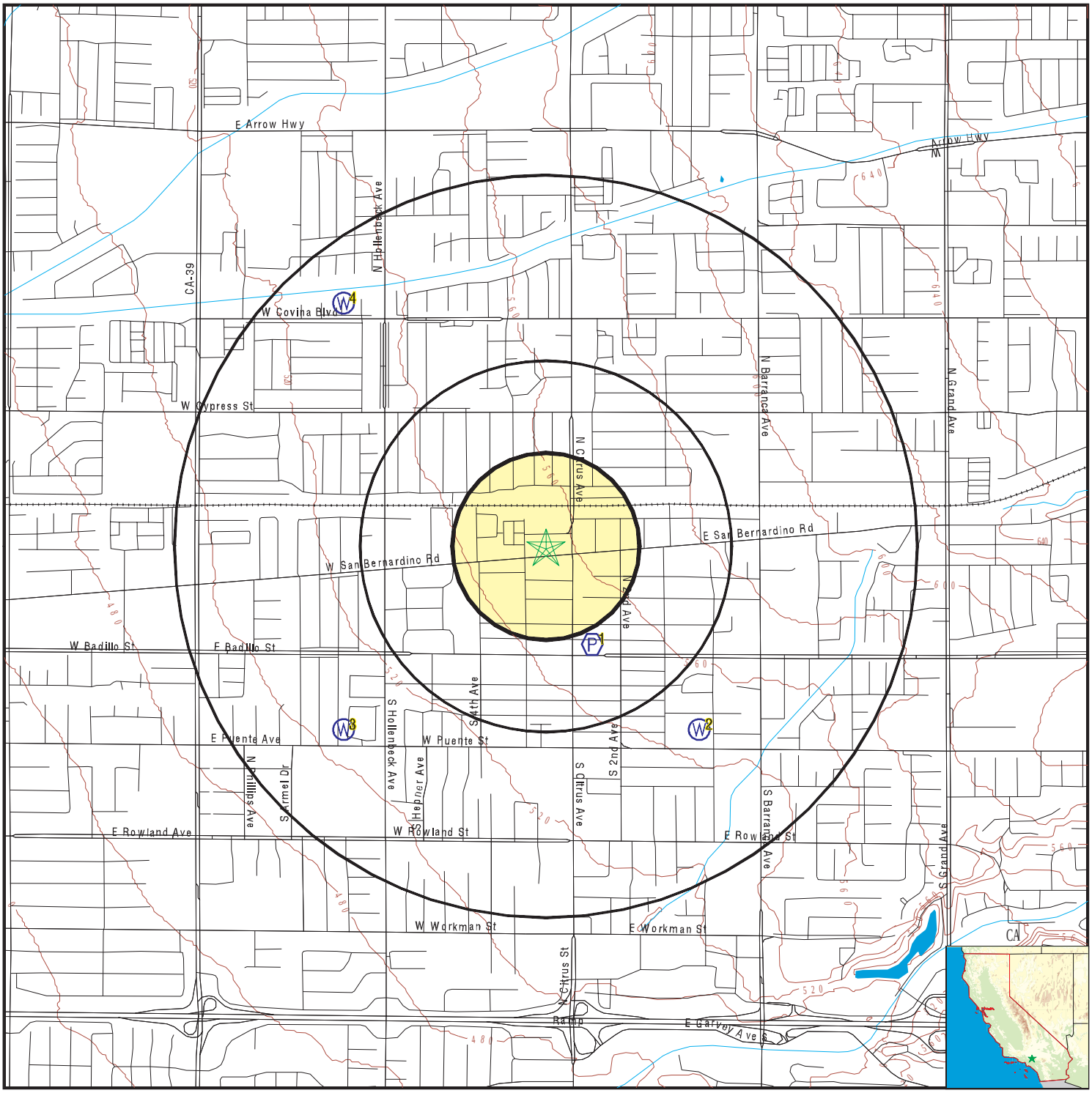
MAP ID	WELL ID	LOCATION FROM TP
1	CA1910128	1/4 - 1/2 Mile SSE

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
2	1257	1/2 - 1 Mile SE
3	1258	1/2 - 1 Mile SW
4	1241	1/2 - 1 Mile NW

PHYSICAL SETTING SOURCE MAP - 4496450.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	Bentley Real Estate	CLIENT:	Waterstone Environmental Inc
ADDRESS:	137 West San Bernardino Road Covina CA 91723	CONTACT:	Richard Vogl
		INQUIRY #:	4496450.2s
LAT/LONG:	34.0905 / 117.8914	DATE:	December 21, 2015 8:46 am

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

1
SSE **FRDS PWS** **CA1910128**
1/4 - 1/2 Mile
Lower

Epa region:	09	State:	CA
Pwsid:	CA1910128		
Pwsname:	COVINA IRRIGATING CO.		
City served:	Not Reported	State served:	CA
Zip served:	Not Reported	Fips county:	06037
Status:	Active	Pop srvd:	0
Pwssvcconn:	12	Source:	Surface_water
Pws type:	CWS	Owner:	Private
Contact:	DE JESUS, DAVID		
Contactor gname:	DE JESUS, DAVID		
Contact phone:	626-332-1502	Contact address1:	146 E. COLLEGE ST.
Contact address2:	Not Reported	Contact city:	COVINA
Contact state:	CA	Contact zip:	91723
Activity code:	A		

Facid:	12		
Facname:	EFFLUENT OF W.B. TEMPLE PLANT		
Facility type:	Treatment_plant	Activity code:	I
Treatment obj:	disinfection	Treatment process:	hypochlorination, pre
Treatment obj:	disinfection	Treatment process:	hypochlorination, post
Treatment obj:	particulate removal	Treatment process:	flocculation
Treatment obj:	particulate removal	Treatment process:	filtered
Treatment obj:	particulate removal	Treatment process:	coagulation
Treatment obj:	particulate removal	Treatment process:	rapid mix
Treatment obj:	particulate removal	Treatment process:	sedimentation

Facid:	3098		
Facname:	EFFLUENT OF W.B. TEMPLE PLANT		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	hypochlorination, pre
Treatment obj:	disinfection	Treatment process:	hypochlorination, post
Treatment obj:	particulate removal	Treatment process:	flocculation
Treatment obj:	particulate removal	Treatment process:	sedimentation
Treatment obj:	particulate removal	Treatment process:	filtered
Treatment obj:	particulate removal	Treatment process:	rapid mix
Treatment obj:	particulate removal	Treatment process:	coagulation

Facid:	3105		
Facname:	BALDWIN WELL 01 - CHLORINATION		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	hypochlorination, post

Facid:	3126		
Facname:	BALDWIN PARK RESERVOIR - BLENDING		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	inorganics removal	Treatment process:	rapid mix

Facid:	5		
Facname:	BALDWIN WELL 01 - CHLORINATION		
Facility type:	Treatment_plant	Activity code:	I
Treatment obj:	disinfection	Treatment process:	hypochlorination, post

Facid:	6007		
Facname:	BALDWIN WELLS 02 & 03 - CHLORINATION		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	hypochlorination, post

Facid:	7		
Facname:	BALDWIN WELLS 02 & 03 - CHLORINATION		
Facility type:	Treatment_plant	Activity code:	I
Treatment obj:	disinfection	Treatment process:	hypochlorination, post

Facid:	CA1910128012		
Facname:	EFFLUENT OF W.B. TEMPLE PLANT		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	hypochlorination, post
Treatment obj:	particulate removal	Treatment process:	filtered
Treatment obj:	particulate removal	Treatment process:	sedimentation
Treatment obj:	particulate removal	Treatment process:	flocculation
Treatment obj:	particulate removal	Treatment process:	rapid mix
Treatment obj:	particulate removal	Treatment process:	coagulation

Location Information:

Name:	COVINA IRRIGATING CO.		
Pwstypcd:	CWS	Primsrccd:	SW
Popserved:	0		
Add1:	146 E. COLLEGE ST.		
Add2:	Not Reported		
City:	COVINA	State:	CA
Zip:	91723	Phone:	626-332-1502
Cityserv:	Not Reported	Cntyserv:	Los Angeles
Stateserv:	CA	Zipserv:	Not Reported

PWS ID:	CA1910128		
Date Initiated:	Not Reported	Date Deactivated:	Not Reported
PWS Name:	COVINA IRRIGATION CO. COVINA, CA 91723		

Addressee / Facility: Not Reported

Facility Latitude:	34 05 12	Facility Longitude:	117 53 18
City Served:	COVINA-GLENDORA		
Treatment Class:	Mixed (treated and untreated)	Population:	28000

PWS currently has or had major violation(s) or enforcement: YES

VIOLATIONS INFORMATION:

Violation ID:	93V0001	Source ID:	Not Reported	PWS Phone:	Not Reported
Vio. beginning Date:	07/01/92	Vio. end Date:	12/31/92	Vio. Period:	006 Months
Num required Samples:	Not Reported	Number of Samples Taken:		Not Reported	
Analysis Result:	Not Reported	Maximum Contaminant Level:		Not Reported	
Analysis Method:	Not Reported				
Violation Type:	Initial Tap Sampling for Pb and Cu				
Contaminant:	LEAD & COPPER RULE				
Vio. Awareness Date:	Not Reported				

Violation ID:	94V0001	Source ID:	Not Reported	PWS Phone:	Not Reported
Vio. beginning Date:	06/30/93	Vio. end Date:	12/29/93	Vio. Period:	006 Months
Num required Samples:	Not Reported	Number of Samples Taken:		Not Reported	
Analysis Result:	Not Reported	Maximum Contaminant Level:		Not Reported	
Analysis Method:	Not Reported				
Violation Type:	Initial Tap Sampling for Pb and Cu				
Contaminant:	LEAD & COPPER RULE				
Vio. Awareness Date:	Not Reported				

Violation ID:	94V0002	Source ID:	Not Reported	PWS Phone:	Not Reported
Vio. beginning Date:	12/31/93	Vio. end Date:	06/30/94	Vio. Period:	006 Months
Num required Samples:	Not Reported	Number of Samples Taken:		Not Reported	
Analysis Result:	Not Reported	Maximum Contaminant Level:		Not Reported	
Analysis Method:	Not Reported				
Violation Type:	Initial Tap Sampling for Pb and Cu				
Contaminant:	LEAD & COPPER RULE				
Vio. Awareness Date:	Not Reported				

ENFORCEMENT INFORMATION:

System Name:	COVINA IRRIGATION CO.		
Violation Type:	Initial Tap Sampling for Pb and Cu		
Contaminant:	LEAD & COPPER RULE		
Compliance Period:	7/1/1992 0:00:00 - 12/31/2025 0:00:00		
Violation ID:	93V0001		
Enforcement Date:	4/12/2007 0:00:00	Enf. Action:	Not Reported

System Name:	COVINA IRRIGATION CO.		
Violation Type:	Initial Tap Sampling for Pb and Cu		
Contaminant:	LEAD & COPPER RULE		
Compliance Period:	1992-07-01 - 2015-12-31		
Violation ID:	93V0001		
Enforcement Date:	Not Reported	Enf. Action:	Not Reported

System Name:	COVINA IRRIGATION CO.		
Violation Type:	Initial Tap Sampling for Pb and Cu		
Contaminant:	LEAD & COPPER RULE		
Compliance Period:	7/1/1992 0:00:00 - 12/31/2025 0:00:00		
Violation ID:	93V0001		
Enforcement Date:	No Enf Action as of	Enf. Action:	10/17/2006 0:00:00

System Name:	COVINA IRRIGATION CO.		
Violation Type:	Initial Tap Sampling for Pb and Cu		
Contaminant:	LEAD & COPPER RULE		
Compliance Period:	1993-06-30 - 2015-12-31		
Violation ID:	94V0001		
Enforcement Date:	Not Reported	Enf. Action:	Not Reported

System Name:	COVINA IRRIGATION CO.		
Violation Type:	Initial Tap Sampling for Pb and Cu		
Contaminant:	LEAD & COPPER RULE		
Compliance Period:	6/30/1993 0:00:00 - 12/31/2025 0:00:00		
Violation ID:	94V0001		
Enforcement Date:	4/12/2007 0:00:00	Enf. Action:	Not Reported

System Name:	COVINA IRRIGATION CO.		
Violation Type:	Initial Tap Sampling for Pb and Cu		
Contaminant:	LEAD & COPPER RULE		
Compliance Period:	6/30/1993 0:00:00 - 12/31/2025 0:00:00		
Violation ID:	94V0001		
Enforcement Date:	No Enf Action as of	Enf. Action:	10/17/2006 0:00:00

ENFORCEMENT INFORMATION:

System Name:	COVINA IRRIGATION CO.		
Violation Type:	Initial Tap Sampling for Pb and Cu		
Contaminant:	LEAD & COPPER RULE		
Compliance Period:	1993-12-31 - 2015-12-31		
Violation ID:	94V0002		
Enforcement Date:	Not Reported	Enf. Action:	Not Reported
System Name:	COVINA IRRIGATION CO.		
Violation Type:	Initial Tap Sampling for Pb and Cu		
Contaminant:	LEAD & COPPER RULE		
Compliance Period:	12/31/1993 0:00:00 - 12/31/2025 0:00:00		
Violation ID:	94V0002		
Enforcement Date:	4/12/2007 0:00:00	Enf. Action:	Not Reported
System Name:	COVINA IRRIGATION CO.		
Violation Type:	Initial Tap Sampling for Pb and Cu		
Contaminant:	LEAD & COPPER RULE		
Compliance Period:	12/31/1993 0:00:00 - 12/31/2025 0:00:00		
Violation ID:	94V0002		
Enforcement Date:	No Enf Action as of	Enf. Action:	10/17/2006 0:00:00

2
SE **CA WELLS 1257**
1/2 - 1 Mile
Lower

Water System Information:

Prime Station Code:	01S/10W-13E01 S	User ID:	4TH
FRDS Number:	1910127001	County:	Los Angeles
District Number:	07	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Abandoned
Source Lat/Long:	340500.0 1175300.0	Precision:	Undefined
Source Name:	CITY HALL WELL - ABANDONED		
System Number:	1910127		
System Name:	COVINA-CITY, WATER DEPT.		
Organization That Operates System:			
	534 N. BARRANCA COVINA, CA 91723		
Pop Served:	43800	Connections:	8082
Area Served:	CITY OF COVINA		

3
SW **CA WELLS 1258**
1/2 - 1 Mile
Lower

Water System Information:

Prime Station Code:	01S/10W-14B01 S	User ID:	4TH
FRDS Number:	1910127002	County:	Los Angeles
District Number:	07	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Abandoned
Source Lat/Long:	340500.0 1175400.0	Precision:	Undefined
Source Name:	CITY PARK WELL - ABANDONED		

System Number: 1910127
System Name: COVINA-CITY, WATER DEPT.
Organization That Operates System:
534 N. BARRANCA
COVINA, CA 91723
Pop Served: 43800 Connections: 8082
Area Served: CITY OF COVINA

4
NW **CA WELLS** **1241**
1/2 - 1 Mile
Lower

Water System Information:

Prime Station Code:	01S/10W-03H01 S	User ID:	4TH
FRDS Number:	1910007018	County:	Los Angeles
District Number:	07	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Monitoring Well
Source Lat/Long:	340600.0 1175400.0	Precision:	Undefined

Source Name: GENESIS 03 (CITY6) - MONITORING WELL
System Number: 1910007
System Name: AZUSA LIGHT AND WATER
Organization That Operates System:
C/O CITY OF AZUSA,P.O.BOX 9500
AZUSA, CA 91702
Pop Served: 100000 Connections: 26355
Area Served: AZUSA

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
91723	6	0

Federal EPA Radon Zone for LOS ANGELES County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.711 pCi/L	98%	2%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.933 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish & Game
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations
Source: Department of Conservation
Telephone: 916-323-1779
Oil and Gas well locations in the state.

RADON

State Database: CA Radon
Source: Department of Health Services
Telephone: 916-324-2208
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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Appendix D
Sanborn Map Report

Bentley Real Estate
137 West San Bernardino Road
Covina, CA 91723

Inquiry Number: 4496450.3
December 21, 2015

Certified Sanborn® Map Report

6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

12/21/15

Site Name:
Bentley Real Estate
137 West San Bernardino Road
Covina, CA 91723

Client Name:
Waterstone Environmental Inc
2936 E. Coronado Street
Anaheim, CA 92806

EDR Inquiry # 4496450.3

Contact: Richard Vogl

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Waterstone Environmental Inc were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Site Name: Bentley Real Estate
Address: 137 West San Bernardino Road
City, State, Zip: Covina, CA 91723
Cross Street:
P.O. # NA
Project: 15-211
Certification # D4F7-48A1-92DE

Maps Provided:

1932
1929
1911
1906

Sanborn® Library search results
Certification # D4F7-48A1-92DE

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- ☑ Library of Congress
- ☑ University Publications of America
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Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

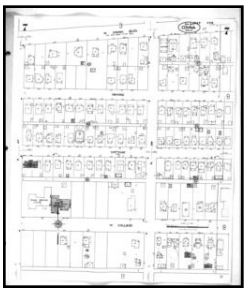
1932 Source Sheets



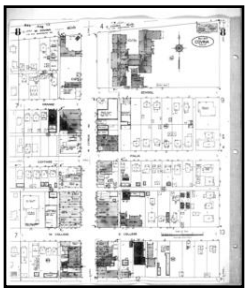
Volume 1, Sheet 3



Volume 1, Sheet 4



Volume 1, Sheet 7



Volume 1, Sheet 8

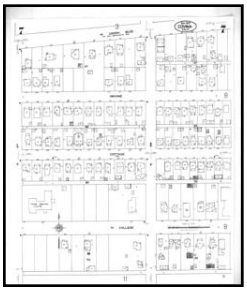
1929 Source Sheets



Volume 1, Sheet 3



Volume 1, Sheet 4



Volume 1, Sheet 7



Volume 1, Sheet 8

1911 Source Sheets

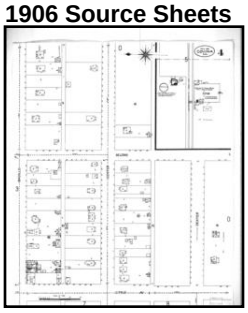


Volume 1, Sheet 5



Volume 1, Sheet 6

1906 Source Sheets



Volume 1, Sheet 4

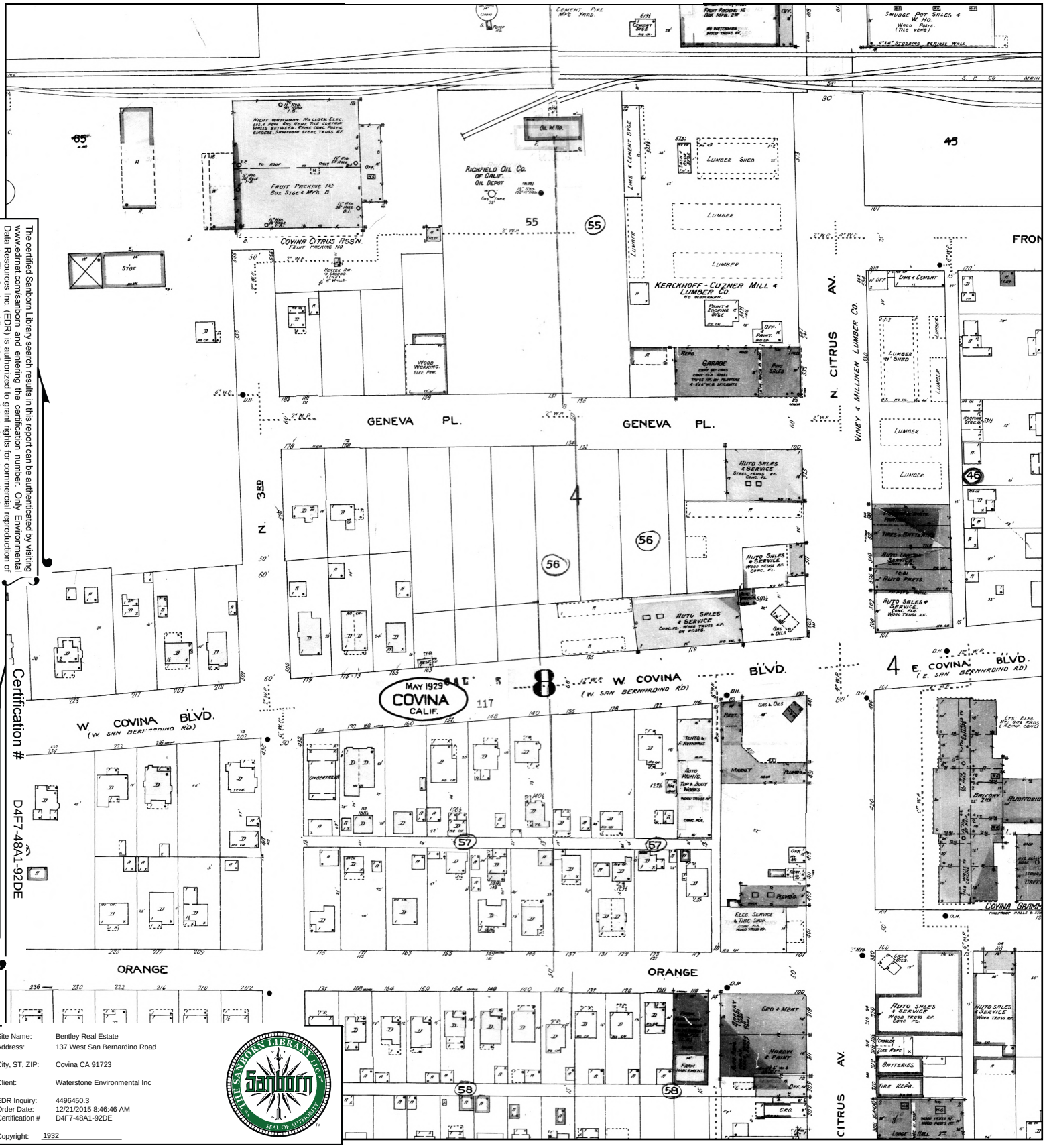


Volume 1, Sheet 5



Volume 1, Sheet 6

1932 Certified Sanborn Map



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Certification # D4F7-48A1-92DE

Site Name:	Bentley Real Estate
Address:	137 West San Bernardino Road
City, ST, ZIP:	Covina CA 91723
Client:	Waterstone Environmental Inc
EDR Inquiry:	4496450.3
Order Date:	12/21/2015 8:46:46 AM
Certification #	D4F7-48A1-92DE
Copyright:	1932

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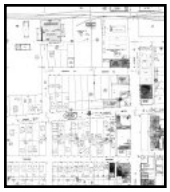

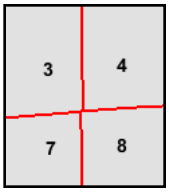

Volume 1, Sheet 3
Volume 1, Sheet 4
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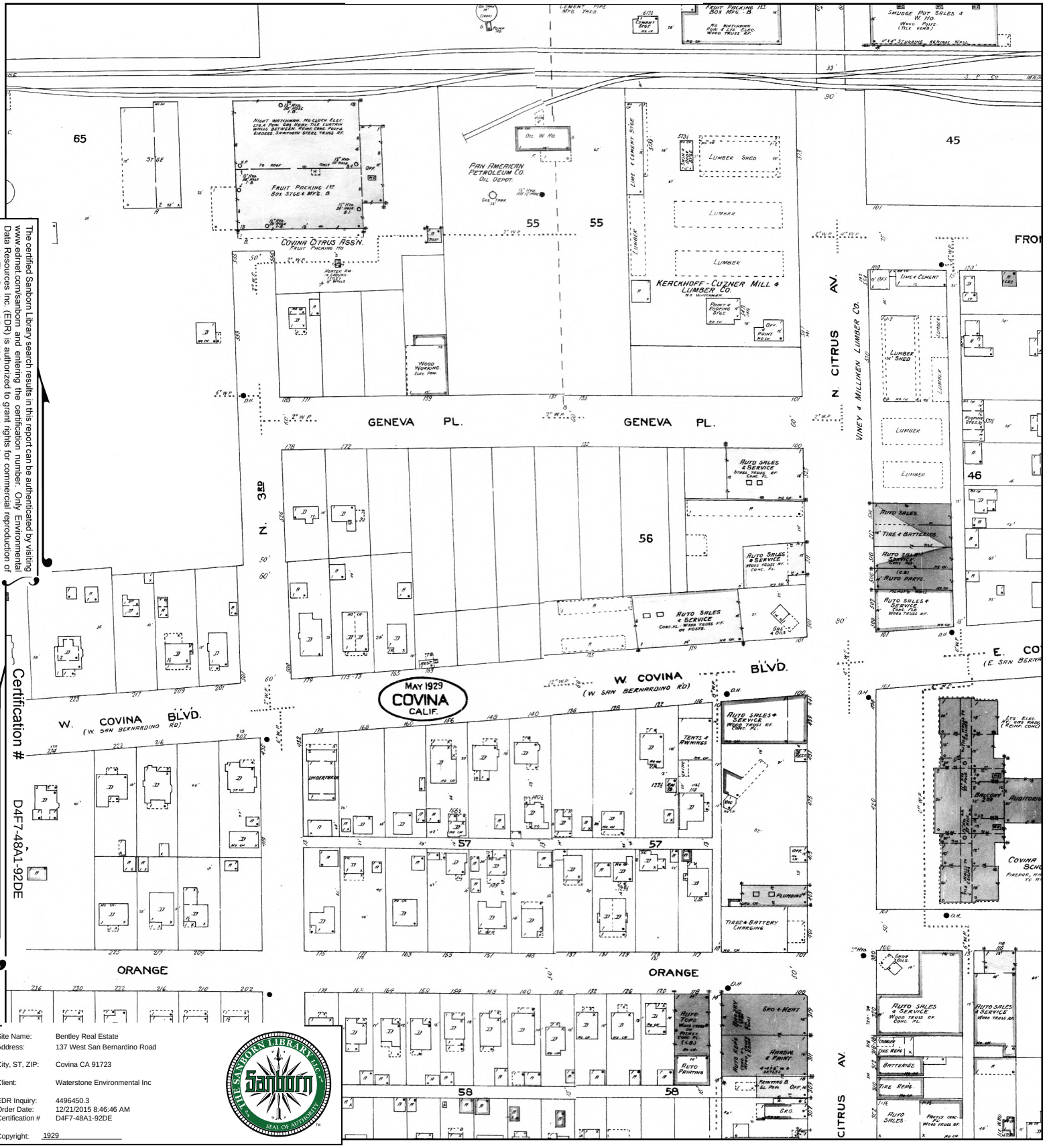
1929 Certified Sanborn Map



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Order Date:	12/21/2015 8:46:46 AM
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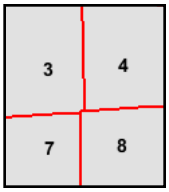

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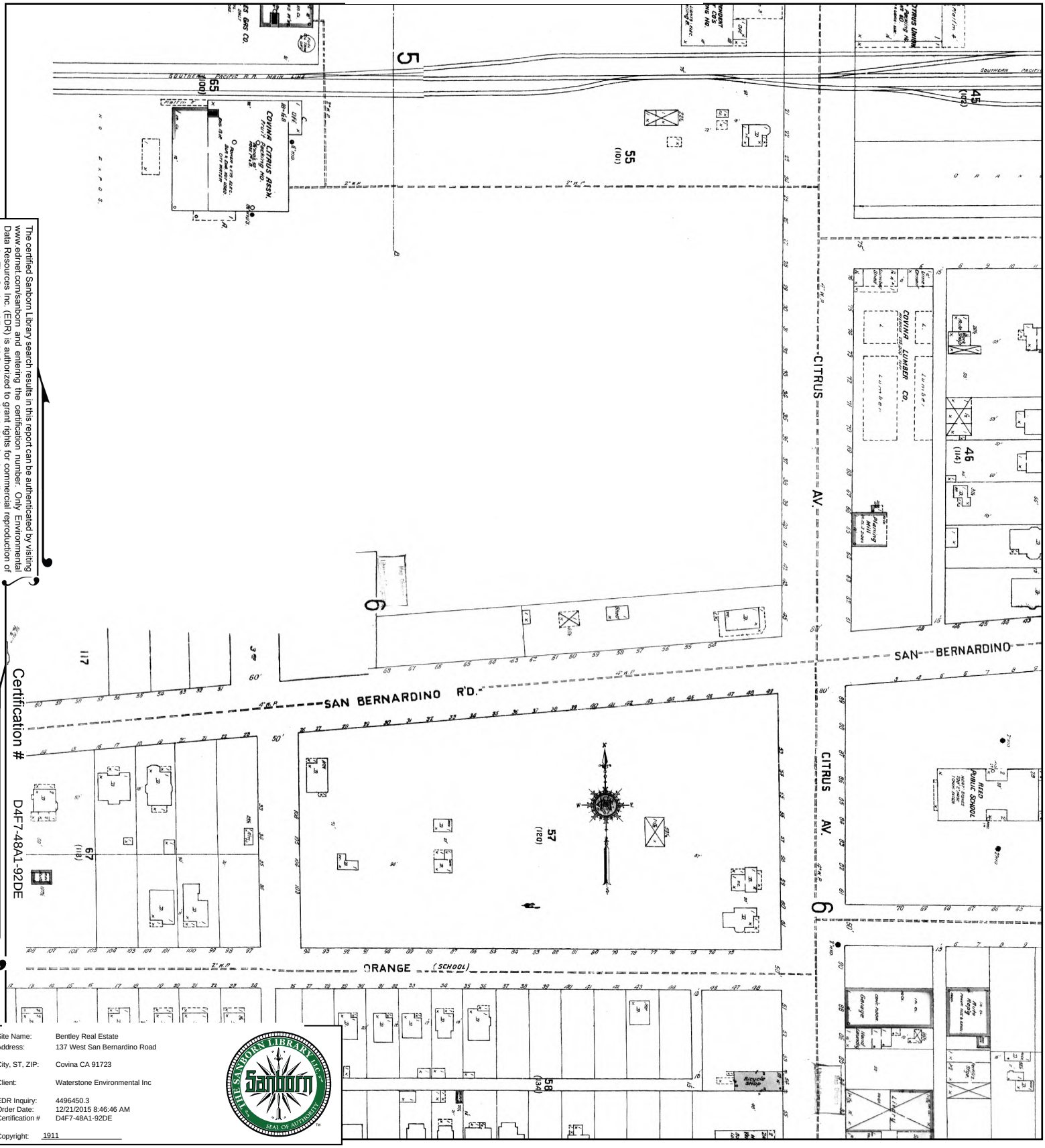
Volume 1, Sheet 4
Volume 1, Sheet 7
Volume 1, Sheet 8

1911 Certified Sanborn Map



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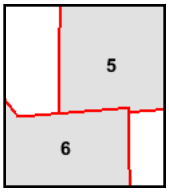

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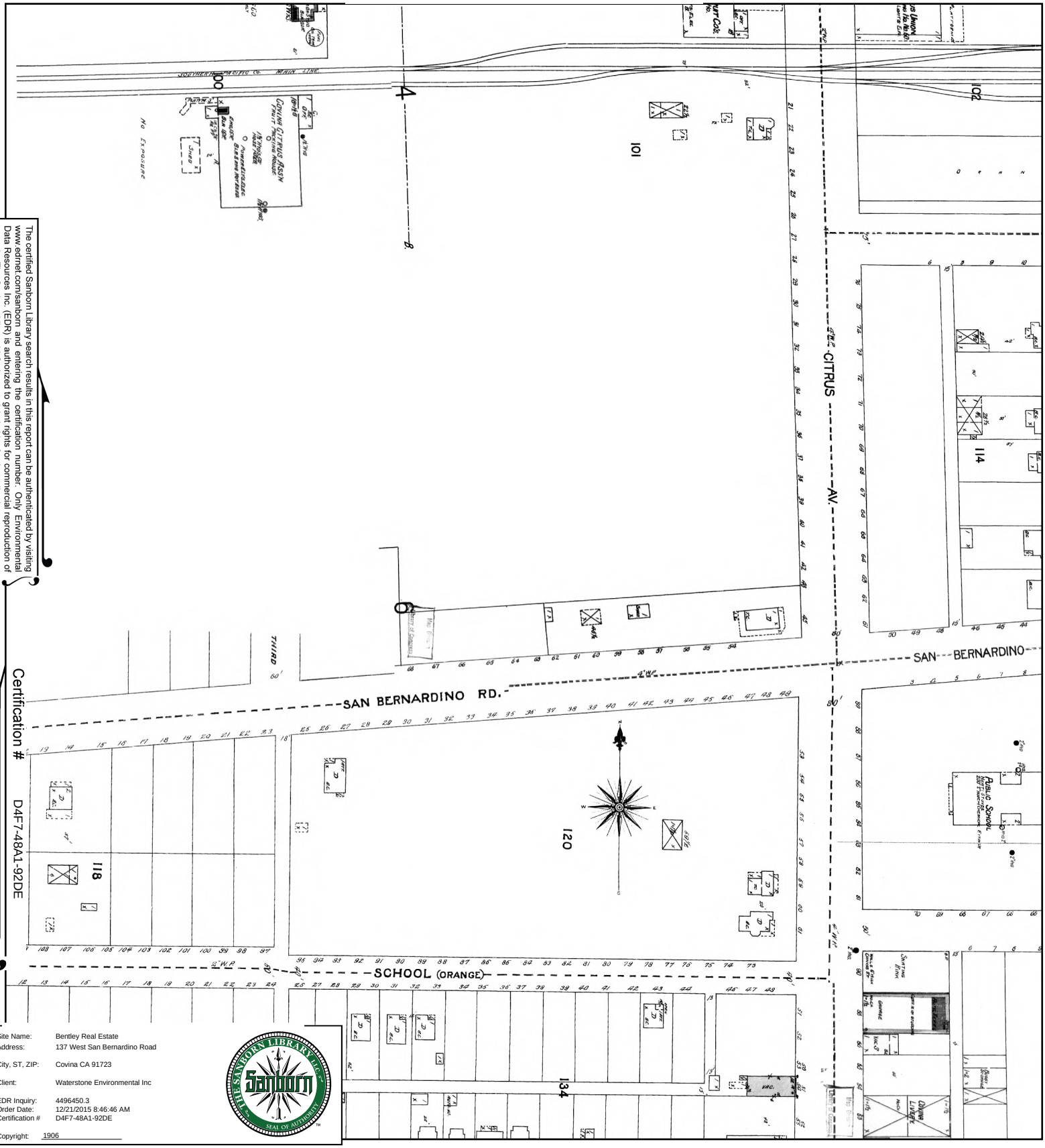

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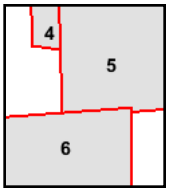

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Volume 1, Sheet 5
Volume 1, Sheet 6

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Appendix I
Subject Property Photographs

Appendix I – Site Photographs



View North of Subject Property 137 W. San Bernardino Road



View North of Subject Property 137 W. San Bernardino Road Southwest Corner

Appendix I – Site Photographs



View West of Subject Property 137 W. San Bernardino Road Southeast Corner



View West of Subject Property 141 Geneva Place

Appendix I – Site Photographs



View East of Subject Property 141 Geneva Place



View North of Subject Property 141 Geneva Place Southwest Corner

Appendix I – Site Photographs



View West in Former Service Bays on Subject Property 137 W. San Bernardino Road



View Northeast in Former Service Bays on Subject Property 137 W. San Bernardino Road

Appendix I – Site Photographs



View South on Subject Property 137 W. San Bernardino Road Patched Asphalt of Former UST Area

Appendix J
Hydraulic Lift Soil Sampling Report, August 10, 2015

Hydraulic Lift Soil Sampling Report

Bentley Real Estate
137 West San Bernardino Road and 141 Geneva Place
Covina, California 91723

August 10, 2015 **Project: 15-154**

Prepared for: **Bentley Real Estate**
100 N. Barranca Street, Suite 900
West Covina, CA 91791

Prepared by:

Waterstone Environmental, Inc.
2936 East Coronado Avenue
Anaheim, California 92806
(714) 414-1122; Fax (714) 414-1166

Underground Storage Tank Removal and Soil Sampling Report

137 West San Bernardino Road and 141 Geneva Place
Covina, California 91723

August 10, 2015 **Project: 15-154**

Richard A. Vogl, PG, CEG, CHG
Principal Hydrogeologist

Jeffrey V. Dagdigian, Ph.D
Managing Principal

REGISTERED GEOLOGIST
Richard A. Vogl
No. 5526
4-30-2015
STATE OF CALIFORNIA

Waterstone Environmental, Inc.
2936 East Coronado Avenue
Anaheim, California 92806
(714) 414-1122; Fax (714) 414-1166

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3.0 Hydraulic Lift Soil Sampling Activities....3
4.0 Conclusion and Recommendations....5

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Figure 1 Vicinity Map
Figure 2 Site Plan

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A Soil Sample Laboratory Reports and Chain-of-Custody Documents

Section 1.0
Introduction

On behalf of Bentley Real Estate, LLC, Waterstone Environmental, Inc. (Waterstone) conducted soil sampling activities for numerous former hydraulic lift locations at 137 West San Bernardino Road and 141 Geneva Place, in Covina, California, 91723 (the "Site", **Figure 1)**. Richard Vogl, Waterstone Principal Hydrogeologist and California Registered Professional Geologist, conducted the sampling activities with the assistance of field geologist Travis Dagdigian on June 16, 2015. The hydraulic lifts were removed from the Site prior to our arrival and an open excavation was present at each hydraulic ram lift cylinder and reservoir, and the soil sample was collected from 6" below the bottom of the excavation. There were a total of 34 hydraulic lifts on the San Bernardino Road Property and 2 hydraulic lifts on the Geneva Place Property to the north. A total of three soil stockpiles were present on the San Bernardino Road Property which were sampled for disposal characterization purposes. This soil was stockpile because it appeared to be stained with hydraulic oil. The majority of the former hydraulic lift locations had a hydraulic cylinder excavation "C" and hydraulic oil reservoir excavation "R", however a number of locations the two pieces of equipment were combined as one unit so there was only one excavation "RC".

Section 2.0
Geology/Hydrogeology

Soils encountered during sampling activities within the UST excavation consisted of non-plastic reddish brown silty sand native soils. Groundwater was not encountered in the bottom of the hydraulic lift excavations during this investigation to a total depth of approximately 10 feet bgs. Based on Gregg Drillings Southern California Groundwater Depth Chart, groundwater was detected at W. San Bernardino Boulevard and Irwindale Avenue at a depth of approximately 101 feet below ground surface. Based on this data, groundwater would be expected at a depth of approximately 100 feet below grade.

Section 3.0
Hydraulic Lift Soil Sampling Activities

Soil samples were collected in a stainless steel hand auger from approximately 6" to 1' below each excavation, transferred into an 8 oz. laboratory supplied glass jar , labeled, placed in a Ziploc™ bag, and directly into an ice chest for same day delivery under strict chain-of-custody to the analytical laboratory for analysis. A total of 34 hydraulic lifts on the San Bernardino Road Property (Lift-1C-5 and Lift-1R-10 through Lift-34-RC-3) and 2 hydraulic lifts on the Geneva Place Property (Lift 1 and Lift 2) to the north were sampled. A total of three soil stockpiles were present on the San Bernardino Road Property which were sampled for disposal characterization purposes (SP-1 through SP-3).

The soil samples were delivered the same day to Associated Laboratories which is a state certified laboratory for the tests performed. The soil samples were analyzed for TPH oil range by EPA Method 8015M. Eight of the soil samples that had the highest TPH oil concentrations were also analyzed for PCBs to verify that the hydraulic oil from the lifts did not contain PCBs. The soil stockpiles were also sampled for these constituent and for Volatile Organic Compounds (VOCs) by EPA Method 8260B and California Code of Regulations 17 metals by EPA Methods 6010B and 7471A for soil profiling for disposal.

The soil sample results indicated that TPH oil was still present in the soil beneath the hydraulic lift excavations, and ranged in concentration from 19 milligrams per kilogram (mg/kg) in sample Lift-32C-10 to a high of 48,700 mg/kg in sample Lift-3C-10. PCBs were not detected above the laboratory detection limit in any of the samples analyzed.

Based on regulatory guidelines published by the California Regional Water Quality Control Board, Los Angeles Region, *Interim Site Assessment & Cleanup Guidebook*, May 1996, Table 4-1, and the anticipated depth to water beneath the Site being approximately 100 feet bgs, the applicable cleanup level for oil range TPH (C23-C32) would be 10,000 mg/kg (Distance Above Groundwater 20-150 Ft). Therefore 10,000 mg/kg should be adopted as the minimum cleanup standard for the hydraulic oil impacted soil beneath the Site. A total of 16 soil samples of the 65 soil samples collected from beneath the former hydraulic lifts exceeded this cleanup standard including samples Lift-2C-10, Lift-3C-10, Lift-9C-10, Lift-10RC-3, Lift-11C-10, Lift-13C-10, Lift -14R-3, Lift-17C-9, Lift-19C-10, Lift-21C-7, Lift-24R-4, Lift-27C-10, Lift-28C-6, Lift-29R-3, Lift-1R-4 (Geneva Place), and Lift-2RC-4 (Geneva Place) (**Table 1**).

All three soil stockpile samples exceeded the 10,000 mg/kg TPH oil value (SP-1 through SP-3). The soil stockpile sample SP-1 was also tested for VOCs and PCBs and all of these anlaytes were not present above the laboratory detection limit, indicating that the toxicity for the hydraulic oil impacted soil is extremely low. Metals analyses indicated typical background concentrations for CCR 17 metals for southern California with the exception of lead which was slightly elevated at 71.2 mg/kg. This sample was further analyzed for soluble lead with the STLC extraction and was found to contain soluble lead at 5.13 mg/L, which was just slightly over the California hazardous disposal cut off level for landfills of 5.0 mg/L. The sample was further tested using the Federal solubility test (extraction method 1311/3010A) and the sample passed with a non-detect level. Soil pile samples SP-2 and SP-3 were therefore analyzed to determine if

lead levels may be a disposal issue for all soils. The origin of the elevated lead is unknown and may have been present in the original fill soil or native soil prior to development of the property. Total lead levels for SP-2 were 52.2 mg/kg and for SP-3 were 28.4 mg/kg. Soil disposal/recycling will be completed in accordance with applicable regulations based on the analytical results obtained.

The soil sample laboratory analytical report and chain of custody documents are included in **Appendix A**.

Section 4.0
Conclusion and Recommendations

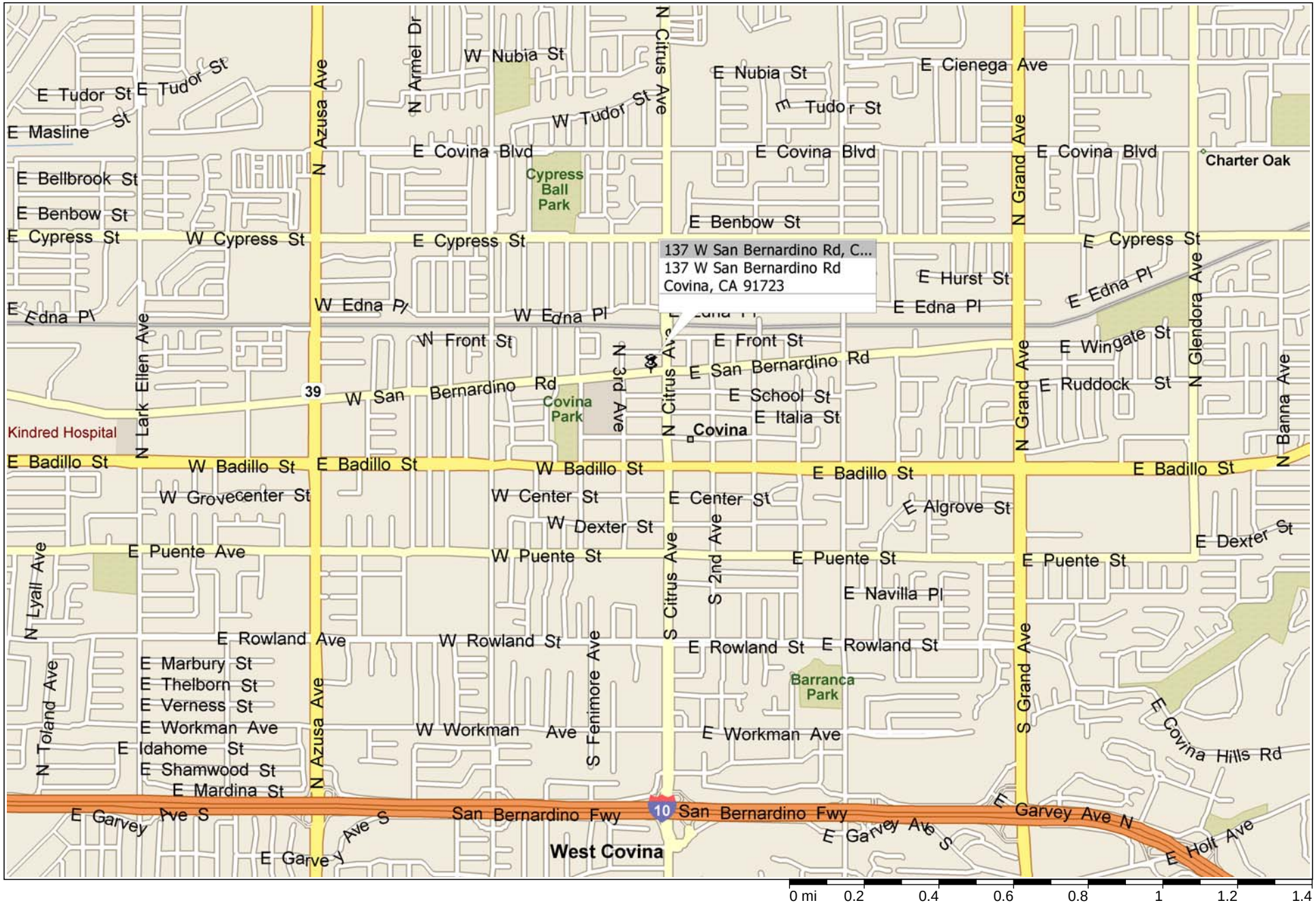
On June 16, 2015, Waterstone, on behalf of Bentley Real Estate, LLC, performed soil sampling activities to test beneath each of the 36 hydraulic lifts that were removed from the Site. The soil sample results indicated that TPH oil was still present in the soil beneath the hydraulic lift excavations, and ranged in concentration from 19 milligrams per kilogram (mg/kg) in sample Lift-32C-10 to a high of 48,700 mg/kg in sample Lift-3C-10. The eight soil samples containing the highest TPH oil concentrations were also tested for PCBs which were determined not to be present in detectable concentrations. Soil pile samples analyzed also indicated the TPH oil containing soil was free of measurable volatile organic compounds.

The hydraulic oil that is present in the bottom of the excavations from the former hydraulic lifts has high viscosity and is relatively insoluble hydraulic oil. The expected depth to groundwater at the Site is approximately 100 feet below ground surface. Based on this depth to groundwater along with the low toxicity of heavy range oil with no detectable VOCs, the residual hydraulic oil should not present any significant threat to groundwater or unacceptable risk to human health or the environment. Based on regulatory guidelines published by the California Regional Water Quality Control Board, Los Angeles Region, *Interim Site Assessment & Cleanup Guidebook*, May 1996, Table 4-1, and the anticipated depth to water beneath the Site being approximately 100 feet bgs, the applicable cleanup level for oil range TPH (C23-C32) would be 10,000 mg/kg (Distance Above Groundwater 20-150 Ft). Therefore 10,000 mg/kg should be adopted as the minimum cleanup standard for the hydraulic oil impacted soil beneath the Site. A total of 16 soil samples of the 65 soil samples collected from beneath the former hydraulic lifts exceeded this cleanup standard including samples Lift-2C-10, Lift-3C-10, Lift-9C-10, Lift-10RC-3, Lift-11C-10, Lift-13C-10, Lift -14R-3, Lift-17C-9, Lift-19C-10, Lift-21C-7, Lift-24R-4, Lift-27C-10, Lift-28C-6, Lift-29R-3, Lift-1R-4 (Geneva Place), and Lift-2RC-4 (Geneva Place) (**Table 1**).

It is recommended that the areas of impacted soil that exceed 10,000 mg/kg should be excavated and properly disposed of or recycled offsite at a permitted soil disposal or treatment facility along with the existing onsite soil piles. Confirmation samples should be collected to document the soil conditions upon completion of excavation activities and verify that the proposed cleanup goal has been achieved at each hydraulic lift where the excavation is required. Soils should be stockpiles onsite on top of plastic sheeting and covered with plastic sheeting until they are removed for offsite disposal/recycling.

Figures

Figure 1 - Vicinity Map



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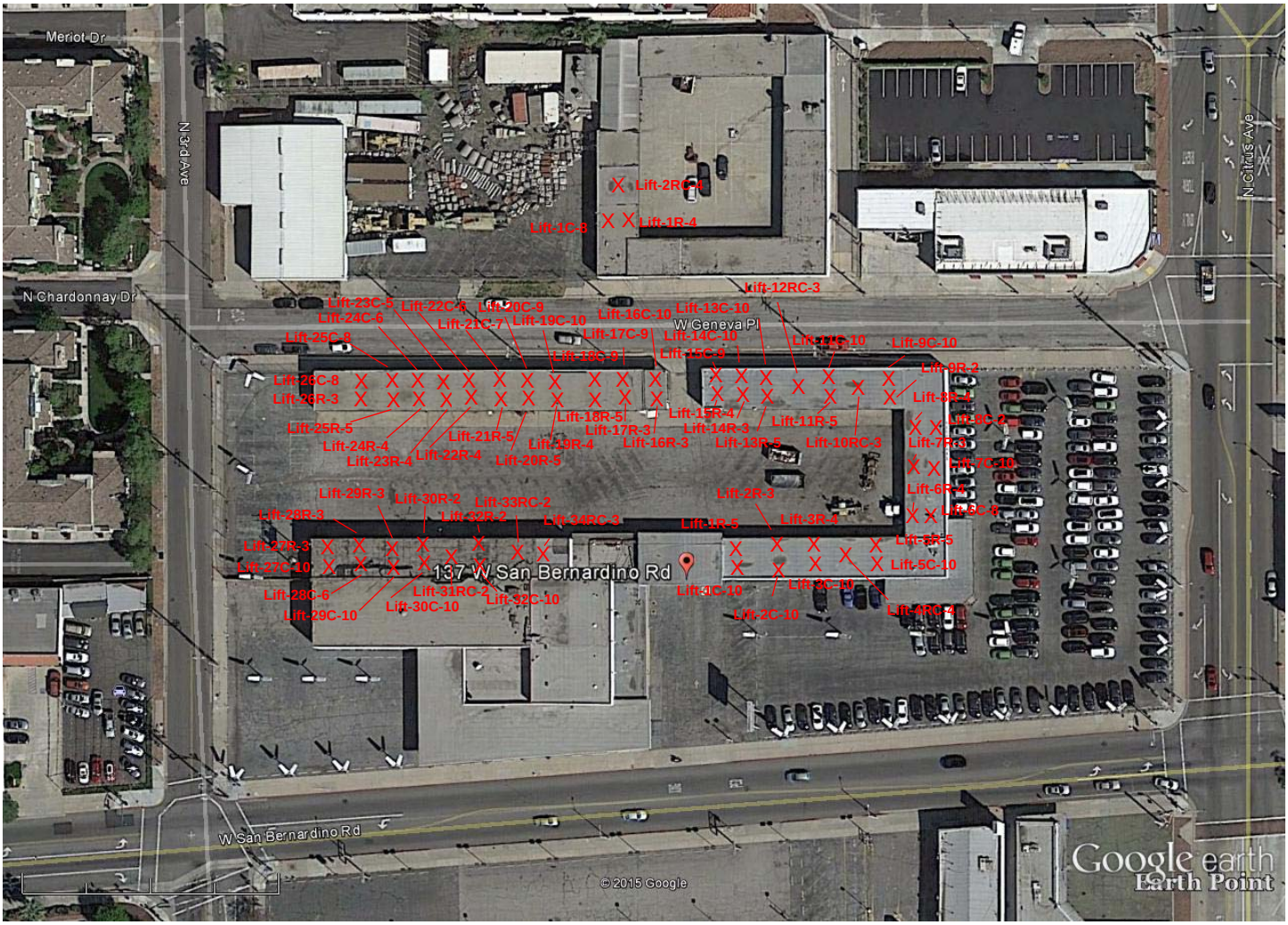

Google earth

feet 400

meters 100

X Hydraulic Lift Soil Sample Location

FIGURE 2
SOIL SAMPLE LOCATIONS
137 West San Bernardino Road
Covina, California

Appendix A

Soil Sample Laboratory Reports and Chain-of-Custody Documents

Enthalpy Analytical, Inc.
Formerly Associated Labs
806 N. Batavia - Orange, CA 92868
Tel: (714)771-6900 Fax: (714)538-1209
www.associatedlabs.com
info-sc@enthalpy.com

MONTROSE ENVIRONMENTAL

Client: Waterstone Environmental Inc.
Address: 2936 E. Coronado St.
Anaheim, CA 92806

Attn: Richard Vogl

Comments: Bentley Real Estate-Covina

Lab Request: 357303
Report Date: 07/17/2015
Date Received: 06/16/2015
Client ID: 8064

This laboratory request covers the following listed samples which were analyzed for the parameters indicated on the attached Analytical Result Report. All analyses were conducted using the appropriate methods. Methods accredited by NELAC are indicated on the report. This cover letter is an integral part of the final report.

Sample #	Client Sample ID	Sample #	Client Sample ID	Sample #	Client Sample ID
357303-001	SP-1	357303-025	Lift-22R-4	357303-049	Lift-9R-2
357303-002	SP-2	357303-026	Lift-22C-6	357303-050	Lift-9C-10
357303-003	SP-3	357303-027	Lift-21R-5	357303-051	Lift-8C-2
357303-004	Lift-34RC-3	357303-028	Lift-21C-7	357303-052	Lift-8R-4
357303-005	Lift-33RC-2	357303-029	Lift-20C-9	357303-053	Lift-7R-3
357303-006	Lift-32R-2	357303-030	Lift-20R-4	357303-054	Lift-7C-10
357303-007	Lift-32C-10	357303-031	Lift-19C-10	357303-055	Lift-6R-4
357303-008	Lift-31RC-2	357303-032	Lift-19R-4	357303-056	Lift-6C-8
357303-009	Lift-30R-2	357303-033	Lift-18R-5	357303-057	Lift-5C-10
357303-010	Lift-30C-10	357303-034	Lift-18C-9	357303-058	Lift-5R-5
357303-011	Lift-29R-3	357303-035	Lift-17C-9	357303-059	Lift-3C-10
357303-012	Lift-29C-10	357303-036	Lift-17R-3	357303-060	Lift-3R-4
357303-013	Lift-28R-3	357303-037	Lift-16R-3	357303-061	Lift-4RC-4
357303-014	Lift-28C-6	357303-038	Lift-16C-10	357303-062	Lift-2C-10
357303-015	Lift-27R-3	357303-039	Lift-15C-9	357303-063	Lift-2R-3
357303-016	Lift-27C-10	357303-040	Lift-15R-4	357303-064	Lift-1R-5
357303-017	Lift-26R-4	357303-041	Lift-14R-3	357303-065	Lift-1C-10
357303-018	Lift-26C-8	357303-042	Lift-14C-10		
357303-019	Lift-25R-5	357303-043	Lift-13R-5		
357303-020	Lift-25C-6	357303-044	Lift-13C-10		
357303-021	Lift-24R-4	357303-045	Lift-12RC-3		
357303-022	Lift-24C-6	357303-046	Lift-11R-5		
357303-023	Lift-23R-4	357303-047	Lift-11C-10		
357303-024	Lift-23C-5	357303-048	Lift-10RC-3		

Thank you for the opportunity to be of service to your company. Please feel free to call if there are any questions regarding this report or if we can be of further service.

QA Review performed by: Jennifer Wu

NOTE: Unless notified in writing, all samples will be discarded by appropriate disposal protocol 45 days from date reported.

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Matrix:	Solid	**Client:**	Waterstone Environmental Inc.	**Collector:**	Client
Sampled:	06/16/2015 15:38	**Site:**			
Sample #:	**357303-001**	**Client Sample #:**	SP-1	**Sample Type:**	

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 6010B NELAC	Prep Method: EPA 1311/3010A					QCBatchID: QC1156589		
Lead	ND	1	0.05	mg/L	07/13/15	07/15/15	KLN	
Method: EPA 6010B NELAC	Prep Method: EPA 3050B					QCBatchID: QC1156028		
Antimony	ND	1	3	mg/Kg	06/18/15	06/18/15	KLN	
Arsenic	**10.0**	1	1	mg/Kg	06/18/15	06/18/15	KLN	
Barium	**207**	1	1	mg/Kg	06/18/15	06/18/15	KLN	
Beryllium	ND	1	0.5	mg/Kg	06/18/15	06/18/15	KLN	
Cadmium	**0.8**	1	0.5	mg/Kg	06/18/15	06/18/15	KLN	
Chromium	**22.1**	1	1	mg/Kg	06/18/15	06/18/15	KLN	
Cobalt	**14.2**	1	0.5	mg/Kg	06/18/15	06/18/15	KLN	
Copper	**41.8**	1	1	mg/Kg	06/18/15	06/18/15	KLN	
Lead	**71.2**	1	0.5	mg/Kg	06/18/15	06/18/15	KLN	
Molybdenum	**1.94**	1	1	mg/Kg	06/18/15	06/18/15	KLN	
Nickel	**28.7**	1	1.5	mg/Kg	06/18/15	06/18/15	KLN	
Selenium	ND	1	1	mg/Kg	06/18/15	06/18/15	KLN	
Silver	ND	1	0.5	mg/Kg	06/18/15	06/18/15	KLN	
Thallium	ND	1	1	mg/Kg	06/18/15	06/18/15	KLN	
Vanadium	**53.0**	1	0.5	mg/Kg	06/18/15	06/18/15	KLN	
Zinc	**120**	1	5	mg/Kg	06/18/15	06/18/15	KLN	
Method: EPA 6010B NELAC	Prep Method: STLC					QCBatchID: QC1156472		
Lead	**5.13**	10	0.15	mg/L	07/07/15	07/09/15	KLN	
Method: EPA 7471A NELAC	Prep Method: EPA 7471A					QCBatchID: QC1156084		
Mercury	ND	1	0.14	mg/Kg	06/19/15	06/19/15	OS	
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156026		
TPH Motor Oil	**27900**	400	2000	mg/Kg	06/17/15	06/18/15	LW	
Surrogate	*% Recovery*		*Limits*	*Notes*				
Triacontane (SUR)	*00*		*60-140*	*S*	*Sample had a large amount of oil. And as*			
Method: EPA 8082 NELAC	Prep Method: EPA 3545					QCBatchID: QC1156156		
PCB-1016	ND	10	0.5	mg/Kg	06/23/15	06/23/15	QN	
PCB-1221	ND	10	0.5	mg/Kg	06/23/15	06/23/15	QN	
PCB-1232	ND	10	0.5	mg/Kg	06/23/15	06/23/15	QN	
PCB-1242	ND	10	0.5	mg/Kg	06/23/15	06/23/15	QN	
PCB-1248	ND	10	0.5	mg/Kg	06/23/15	06/23/15	QN	
PCB-1254	ND	10	0.5	mg/Kg	06/23/15	06/23/15	QN	
PCB-1260	ND	10	0.5	mg/Kg	06/23/15	06/23/15	QN	
PCB-1262	ND	10	0.5	mg/Kg	06/23/15	06/23/15	QN	
PCB-1268	ND	10	0.5	mg/Kg	06/23/15	06/23/15	QN	
Surrogate	*% Recovery*		*Limits*	*Notes*				
Decachlorobiphenyl DCB (SUR)	*33*		*36-136*	*S*	*sample was diluted at DF=10*			
Method: EPA 8260B NELAC	Prep Method: EPA 5035					QCBatchID: QC1156030		
1,1,1,2-Tetrachloroethane	ND	1	5	ug/Kg		06/17/15	LZ	
1,1,1-Trichloroethane	ND	1	5	ug/Kg		06/17/15	LZ	
1,1,2,2-Tetrachloroethane	ND	1	5	ug/Kg		06/17/15	LZ	
1,1,2-Trichloroethane	ND	1	5	ug/Kg		06/17/15	LZ	
1,1,2-Trichlorotrifluoroethane	ND	1	5	ug/Kg		06/17/15	LZ	
1,1-Dichloroethane	ND	1	5	ug/Kg		06/17/15	LZ	
1,1-Dichloroethene	ND	1	5	ug/Kg		06/17/15	LZ	
1,1-Dichloropropene	ND	1	5	ug/Kg		06/17/15	LZ	
1,2,3-Trichlorobenzene	ND	1	5	ug/Kg		06/17/15	LZ	
1,2,3-Trichloropropane	ND	1	5	ug/Kg		06/17/15	LZ	
1,2,4-Trichlorobenzene	ND	1	5	ug/Kg		06/17/15	LZ	

Matrix:	Solid	**Client:**	Waterstone Environmental Inc.	**Collector:**	Client
Sampled:	06/16/2015 15:38	**Site:**			
Sample #:	**357303-001**	**Client Sample #:**	SP-1	**Sample Type:**	

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
1,2,4-Trimethylbenzene	ND	1	5	ug/Kg		06/17/15	LZ	
1,2-Dibromo-3-chloropropane	ND	1	5	ug/Kg		06/17/15	LZ	
1,2-Dibromoethane	ND	1	5	ug/Kg		06/17/15	LZ	
1,2-Dichlorobenzene	ND	1	5	ug/Kg		06/17/15	LZ	
1,2-Dichloroethane	ND	1	5	ug/Kg		06/17/15	LZ	
1,2-Dichloropropane	ND	1	5	ug/Kg		06/17/15	LZ	
1,3,5-Trimethylbenzene	ND	1	5	ug/Kg		06/17/15	LZ	
1,3-Dichlorobenzene	ND	1	5	ug/Kg		06/17/15	LZ	
1,3-Dichloropropane	ND	1	5	ug/Kg		06/17/15	LZ	
1,4-Dichlorobenzene	ND	1	5	ug/Kg		06/17/15	LZ	
2,2-Dichloropropane	ND	1	5	ug/Kg		06/17/15	LZ	
2-Butanone (MEK)	ND	1	100	ug/Kg		06/17/15	LZ	
2-Chloroethyl Vinyl Ether	ND	1	5	ug/Kg		06/17/15	LZ	
2-Chlorotoluene	ND	1	5	ug/Kg		06/17/15	LZ	
4-Chlorotoluene	ND	1	5	ug/Kg		06/17/15	LZ	
4-Isopropyltoluene	ND	1	5	ug/Kg		06/17/15	LZ	
4-Methyl-2-pentanone (MIBK)	ND	1	5	ug/Kg		06/17/15	LZ	
Acetone	ND	1	100	ug/Kg		06/17/15	LZ	
Allyl Chloride	ND	1	5	ug/Kg		06/17/15	LZ	
Benzene	ND	1	5	ug/Kg		06/17/15	LZ	
Bromobenzene	ND	1	5	ug/Kg		06/17/15	LZ	
Bromochloromethane	ND	1	5	ug/Kg		06/17/15	LZ	
Bromodichloromethane	ND	1	5	ug/Kg		06/17/15	LZ	
Bromoform	ND	1	5	ug/Kg		06/17/15	LZ	
Bromomethane	ND	1	5	ug/Kg		06/17/15	LZ	
Carbon Tetrachloride	ND	1	5	ug/Kg		06/17/15	LZ	
Chlorobenzene	ND	1	5	ug/Kg		06/17/15	LZ	
Chlorodibromomethane	ND	1	5	ug/Kg		06/17/15	LZ	
Chloroethane	ND	1	5	ug/Kg		06/17/15	LZ	
Chloroform	ND	1	5	ug/Kg		06/17/15	LZ	
Chloromethane	ND	1	5	ug/Kg		06/17/15	LZ	
cis-1,2-Dichloroethene	ND	1	5	ug/Kg		06/17/15	LZ	
cis-1,3-dichloropropene	ND	1	5	ug/Kg		06/17/15	LZ	
cis-1,4-dichloro-2-butene	ND	1	5	ug/Kg		06/17/15	LZ	
Dibromomethane	ND	1	5	ug/Kg		06/17/15	LZ	
Dichlorodifluoromethane	ND	1	5	ug/Kg		06/17/15	LZ	
Di-isopropyl ether (DIPE)	ND	1	5	ug/Kg		06/17/15	LZ	
Ethylbenzene	ND	1	5	ug/Kg		06/17/15	LZ	
Ethyl-tertbutylether (ETBE)	ND	1	5	ug/Kg		06/17/15	LZ	
Hexachlorobutadiene	ND	1	5	ug/Kg		06/17/15	LZ	
Isopropylbenzene	ND	1	5	ug/Kg		06/17/15	LZ	
m and p-Xylene	ND	1	5	ug/Kg		06/17/15	LZ	
Methylene chloride	ND	1	5	ug/Kg		06/17/15	LZ	
Methyl-t-butyl Ether (MTBE)	ND	1	5	ug/Kg		06/17/15	LZ	
Naphthalene	ND	1	5	ug/Kg		06/17/15	LZ	
N-butylbenzene	ND	1	5	ug/Kg		06/17/15	LZ	
N-propylbenzene	ND	1	5	ug/Kg		06/17/15	LZ	
o-Xylene	ND	1	5	ug/Kg		06/17/15	LZ	
Sec-butylbenzene	ND	1	5	ug/Kg		06/17/15	LZ	
Styrene	ND	1	5	ug/Kg		06/17/15	LZ	
t-Butyl alcohol (TBA)	ND	1	10	ug/Kg		06/17/15	LZ	
Tert-amylmethylether (TAME)	ND	1	5	ug/Kg		06/17/15	LZ	
Tert-butylbenzene	ND	1	5	ug/Kg		06/17/15	LZ	

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 15:38 **Site:**
Sample #: **357303-001** **Client Sample #:** SP-1 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Tetrachloroethene	ND	1	5	ug/Kg		06/17/15	LZ	
Toluene	ND	1	5	ug/Kg		06/17/15	LZ	
trans-1,2-dichloroethene	ND	1	5	ug/Kg		06/17/15	LZ	
trans-1,3-dichloropropene	ND	1	5	ug/Kg		06/17/15	LZ	
trans-1,4-dichloro-2-butene	ND	1	5	ug/Kg		06/17/15	LZ	
Trichloroethene	ND	1	5	ug/Kg		06/17/15	LZ	
Trichlorofluoromethane	ND	1	5	ug/Kg		06/17/15	LZ	
Vinyl Chloride	ND	1	5	ug/Kg		06/17/15	LZ	
Xylenes (Total)	ND	1	5	ug/Kg		06/17/15	LZ	

Surrogate	% Recovery	Limits	Notes
1,2-Dichloroethane-d4 (SUR)	*132*	*70-145*	
4-Bromofluorobenzene (SUR)	*138*	*70-145*	
Dibromodifluoromethane (SUR)	*104*	*70-145*	
Toluene-d8 (SUR)	*108*	*70-145*	

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 15:37 **Site:**
Sample #: **357303-002** **Client Sample #:** SP-2 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 6010B *NELAC* Prep Method: EPA 3050B						QCBatchID: QC1156512		
Lead	**52.2**	1	0.5	mg/Kg	07/13/15	07/14/15	KLN	
Method: EPA 8015B *NELAC* Prep Method: EPA 3545						QCBatchID: QC1156026		
TPH Motor Oil	**21700**	200	1000	mg/Kg	06/17/15	06/18/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 15:36 **Site:**
Sample #: **357303-003** **Client Sample #:** SP-3 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 6010B *NELAC* Prep Method: EPA 3050B						QCBatchID: QC1156512		
Lead	**28.4**	1	0.5	mg/Kg	07/13/15	07/14/15	KLN	
Method: EPA 8015B *NELAC* Prep Method: EPA 3545						QCBatchID: QC1156026		
TPH Motor Oil	**15600**	200	1000	mg/Kg	06/17/15	06/18/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 15:33 **Site:**
Sample #: **357303-004** **Client Sample #:** Lift-34RC-3 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B *NELAC* Prep Method: EPA 3545						QCBatchID: QC1156026		
TPH Motor Oil	**149**	5	25	mg/Kg	06/17/15	06/18/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*137*	*60-140*	

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 15:31 **Site:**
Sample #: **357303-005** **Client Sample #:** Lift-33RC-2 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156026		
TPH Motor Oil	**1310**	40	200	mg/Kg	06/17/15	06/18/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*139*	*60-140*	

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 15:28 **Site:**
Sample #: **357303-006** **Client Sample #:** Lift-32R-2 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156026		
TPH Motor Oil	**4760**	100	500	mg/Kg	06/17/15	06/18/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 15:29 **Site:**
Sample #: **357303-007** **Client Sample #:** Lift-32C-10 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156026		
TPH Motor Oil	**19.4**	1	5	mg/Kg	06/17/15	06/18/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*68*	*60-140*	

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 15:26 **Site:**
Sample #: **357303-008** **Client Sample #:** Lift-31RC-2 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156026		
TPH Motor Oil	**167**	10	50	mg/Kg	06/17/15	06/18/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*92*	*60-140*	

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 15:20 **Site:**
Sample #: **357303-009** **Client Sample #:** Lift-30R-2 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156026		
TPH Motor Oil	**4580**	100	500	mg/Kg	06/17/15	06/20/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 15:21 **Site:**
Sample #: **357303-010** **Client Sample #:** Lift-30C-10 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156026		
TPH Motor Oil	**944**	20	100	mg/Kg	06/17/15	06/18/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*130*	*60-140*	

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 15:18 **Site:**
Sample #: **357303-011** **Client Sample #:** Lift-29R-3 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156144		
TPH Motor Oil	**10700**	200	1000	mg/Kg	06/18/15	06/19/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Sample has a large amount of Oil. And as

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 15:19 **Site:**
Sample #: **357303-012** **Client Sample #:** Lift-29C-10 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156144		
TPH Motor Oil	**3790**	50	250	mg/Kg	06/18/15	06/20/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 15:14 **Site:**
Sample #: **357303-013** **Client Sample #:** Lift-28R-3 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156144		
TPH Motor Oil	**4230**	200	1000	mg/Kg	06/18/15	06/19/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 15:15 **Site:**
Sample #: **357303-014** **Client Sample #:** Lift-28C-6 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156144		
TPH Motor Oil	**18500**	200	1000	mg/Kg	06/18/15	06/19/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 15:13 **Site:**
Sample #: **357303-015** **Client Sample #:** Lift-27R-3 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156144		
TPH Motor Oil	**4590**	200	1000	mg/Kg	06/18/15	06/19/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 15:12 **Site:**
Sample #: **357303-016** **Client Sample #:** Lift-27C-10 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156144		
TPH Motor Oil	**40900**	1000	5000	mg/Kg	06/18/15	06/23/15	LW	
Surrogate	*% Recovery*		*Limits*		*Notes*			
Triacontane (SUR)	*00*		*60-140*		*S*			
Method: EPA 8082 NELAC	Prep Method: EPA 3545					QCBatchID: QC1156386		
PCB-1016	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1221	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1232	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1242	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1248	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1254	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1260	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1262	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1268	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
Surrogate	*% Recovery*		*Limits*		*Notes*			
Decachlorobiphenyl DCB (SUR)	*00*		*36-136*		*Matrix interference (oil)*			

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 15:09 **Site:**
Sample #: **357303-017** **Client Sample #:** Lift-26R-4 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156144		
TPH Motor Oil	**891**	20	100	mg/Kg	06/18/15	06/19/15	LW	
Surrogate	*% Recovery*		*Limits*		*Notes*			
Triacontane (SUR)	*00*		*60-140*		*S*			

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 15:08 **Site:**
Sample #: **357303-018** **Client Sample #:** Lift-26C-8 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156144		
TPH Motor Oil	**5500**	100	500	mg/Kg	06/18/15	06/19/15	LW	
Surrogate	*% Recovery*		*Limits*		*Notes*			
Triacontane (SUR)	*00*		*60-140*		*S*			

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 15:05 **Site:**
Sample #: **357303-019** **Client Sample #:** Lift-25R-5 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156144		
TPH Motor Oil	**4750**	200	1000	mg/Kg	06/18/15	06/19/15	LW	
Surrogate	*% Recovery*		*Limits*		*Notes*			
Triacontane (SUR)	*00*		*60-140*		*S*			

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 15:04 **Site:**
Sample #: **357303-020** **Client Sample #:** Lift-25C-6 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156144		
TPH Motor Oil	**5710**	200	1000	mg/Kg	06/18/15	06/19/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 14:58 **Site:**
Sample #: **357303-021** **Client Sample #:** Lift-24R-4 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156144		
TPH Motor Oil	**71900**	1000	5000	mg/Kg	06/18/15	06/19/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Method: EPA 8082 NELAC	Prep Method: EPA 3545					QCBatchID: QC1156386		
PCB-1016	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1221	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1232	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1242	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1248	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1254	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1260	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1262	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1268	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	

Surrogate	% Recovery	Limits	Notes
Decachlorobiphenyl DCB (SUR)	*258*	*36-136*	

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 14:59 **Site:**
Sample #: **357303-022** **Client Sample #:** Lift-24C-6 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156144		
TPH Motor Oil	**2700**	100	500	mg/Kg	06/18/15	06/19/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:53 **Site:**
Sample #: **357303-023** **Client Sample #:** Lift-23R-4 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156144		
TPH Motor Oil	**661**	50	250	mg/Kg	06/18/15	06/19/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:54 **Site:**
Sample #: **357303-024** **Client Sample #:** Lift-23C-5 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156144		
TPH Motor Oil	**1400**	20	100	mg/Kg	06/18/15	06/20/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 14:50 **Site:**
Sample #: **357303-025** **Client Sample #:** Lift-22R-4 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156144		
TPH Motor Oil	**733**	20	100	mg/Kg	06/18/15	06/19/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 14:51 **Site:**
Sample #: **357303-026** **Client Sample #:** Lift-22C-6 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156144		
TPH Motor Oil	**475**	5	25	mg/Kg	06/18/15	06/24/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 14:36 **Site:**
Sample #: **357303-027** **Client Sample #:** Lift-21R-5 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156144		
TPH Motor Oil	**4210**	200	1000	mg/Kg	06/18/15	06/19/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 14:38 **Site:**
Sample #: **357303-028** **Client Sample #:** Lift-21C-7 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156144		
TPH Motor Oil	**44300**	500	2500	mg/Kg	06/18/15	06/23/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Method: EPA 8082 NELAC	Prep Method: EPA 3545					QCBatchID: QC1156386		
PCB-1016	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1221	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1232	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1242	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1248	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1254	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1260	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1262	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1268	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	

Surrogate	% Recovery	Limits	Notes
Decachlorobiphenyl DCB (SUR)	*233*	*36-136*	

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 14:32 **Site:**
Sample #: **357303-029** **Client Sample #:** Lift-20C-9 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156144		
TPH Motor Oil	**9570**	1000	5000	mg/Kg	06/18/15	06/24/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 14:31 **Site:**
Sample #: **357303-030** **Client Sample #:** Lift-20R-4 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156144		
TPH Motor Oil	**682**	100	500	mg/Kg	06/18/15	06/24/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 14:23 **Site:**
Sample #: **357303-031** **Client Sample #:** Lift-19C-10 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156145		
TPH Motor Oil	**24000**	400	2000	mg/Kg	06/18/15	06/24/15	LW	

Surrogate	% Recovery	Limits	Notes	
Triacontane (SUR)	*00*	*60-140*	*S*	*Sample has a large amount of oil. And as*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 14:22 **Site:**
Sample #: **357303-032** **Client Sample #:** Lift-19R-4 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156145		
TPH Motor Oil	**3900**	100	500	mg/Kg	06/18/15	06/22/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 14:20 **Site:**
Sample #: **357303-033** **Client Sample #:** Lift-18R-5 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156145		
TPH Motor Oil	**1700**	100	500	mg/Kg	06/18/15	06/22/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 14:19 **Site:**
Sample #: **357303-034** **Client Sample #:** Lift-18C-9 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156145		
TPH Motor Oil	**679**	100	500	mg/Kg	06/18/15	06/22/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 14:15 **Site:**
Sample #: **357303-035** **Client Sample #:** Lift-17C-9 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156145		
TPH Motor Oil	**18600**	500	2500	mg/Kg	06/18/15	06/22/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 14:14 **Site:**
Sample #: **357303-036** **Client Sample #:** Lift-17R-3 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156145		
TPH Motor Oil	**522**	100	500	mg/Kg	06/18/15	06/22/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 14:05 **Site:**
Sample #: **357303-037** **Client Sample #:** Lift-16R-3 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156145		
TPH Motor Oil	**6660**	400	2000	mg/Kg	06/18/15	06/24/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 14:06 **Site:**
Sample #: **357303-038** **Client Sample #:** Lift-16C-10 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156145		
TPH Motor Oil	**8720**	500	2500	mg/Kg	06/18/15	06/22/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:59 **Site:**
Sample #: **357303-039** **Client Sample #:** Lift-15C-9 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156145		
TPH Motor Oil	**720**	100	500	mg/Kg	06/18/15	06/22/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 14:00 **Site:**
Sample #: **357303-040** **Client Sample #:** Lift-15R-4 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156145		
TPH Motor Oil	**2210**	100	500	mg/Kg	06/18/15	06/22/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:56 **Site:**
Sample #: **357303-041** **Client Sample #:** Lift-14R-3 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156145		
TPH Motor Oil	**13300**	500	2500	mg/Kg	06/18/15	06/22/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:55 **Site:**
Sample #: **357303-042** **Client Sample #:** Lift-14C-10 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156145		
TPH Motor Oil	**8540**	500	2500	mg/Kg	06/18/15	06/22/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:54 **Site:**
Sample #: **357303-043** **Client Sample #:** Lift-13R-5 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156145		
TPH Motor Oil	**612**	20	100	mg/Kg	06/18/15	06/23/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:50 **Site:**
Sample #: **357303-044** **Client Sample #:** Lift-13C-10 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156145		
TPH Motor Oil	**24100**	1000	5000	mg/Kg	06/18/15	06/24/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:47 **Site:**
Sample #: **357303-045** **Client Sample #:** Lift-12RC-3 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156145		
TPH Motor Oil	**516**	20	100	mg/Kg	06/18/15	06/23/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:44 **Site:**
Sample #: **357303-046** **Client Sample #:** Lift-11R-5 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156145		
TPH Motor Oil	**3080**	100	500	mg/Kg	06/18/15	06/23/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:45 **Site:**
Sample #: **357303-047** **Client Sample #:** Lift-11C-10 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156145		
TPH Motor Oil	**23100**	500	2500	mg/Kg	06/18/15	06/23/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:44 **Site:**
Sample #: **357303-048** **Client Sample #:** Lift-10RC-3 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156145		
TPH Motor Oil	**27300**	400	2000	mg/Kg	06/18/15	06/24/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:39 **Site:**
Sample #: **357303-049** **Client Sample #:** Lift-9R-2 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156145		
TPH Motor Oil	**1150**	100	500	mg/Kg	06/18/15	06/23/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:40 **Site:**
Sample #: **357303-050** **Client Sample #:** Lift-9C-10 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156145		
TPH Motor Oil	**48000**	500	2500	mg/Kg	06/18/15	06/23/15	LW	
Surrogate	*% Recovery*		*Limits*	*Notes*				
Triacontane (SUR)	*00*		*60-140*	*S*				
Method: EPA 8082 NELAC	Prep Method: EPA 3545					QCBatchID: QC1156386		
PCB-1016	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1221	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1232	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1242	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1248	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1254	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1260	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1262	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1268	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
Surrogate	*% Recovery*		*Limits*	*Notes*				
Decachlorobiphenyl DCB (SUR)	*231*		*36-136*					

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:37 **Site:**
Sample #: **357303-051** **Client Sample #:** Lift-8C-2 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156147		
TPH Motor Oil	**1060**	100	500	mg/Kg	06/19/15	06/24/15	LW	
Surrogate	*% Recovery*		*Limits*	*Notes*				
Triacontane (SUR)	*00*		*60-140*	*S*	*Sample had a large amount of oil. And as*			

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:36 **Site:**
Sample #: **357303-052** **Client Sample #:** Lift-8R-4 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156147		
TPH Motor Oil	**117**	20	100	mg/Kg	06/19/15	06/25/15	LW	
Surrogate	*% Recovery*		*Limits*	*Notes*				
Triacontane (SUR)	*00*		*60-140*	*S*				

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:33 **Site:**
Sample #: **357303-053** **Client Sample #:** Lift-7R-3 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156147		
TPH Motor Oil	**3600**	500	2500	mg/Kg	06/19/15	06/24/15	LW	
Surrogate	*% Recovery*		*Limits*	*Notes*				
Triacontane (SUR)	*00*		*60-140*	*S*				

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:34 **Site:**
Sample #: **357303-054** **Client Sample #:** Lift-7C-10 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156147		
TPH Motor Oil	**619**	100	500	mg/Kg	06/19/15	06/24/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:31 **Site:**
Sample #: **357303-055** **Client Sample #:** Lift-6R-4 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156147		
TPH Motor Oil	**3800**	500	2500	mg/Kg	06/19/15	06/24/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:32 **Site:**
Sample #: **357303-056** **Client Sample #:** Lift-6C-8 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156147		
TPH Motor Oil	**829**	20	100	mg/Kg	06/19/15	06/24/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:26 **Site:**
Sample #: **357303-057** **Client Sample #:** Lift-5C-10 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156147		
TPH Motor Oil	**8350**	1000	5000	mg/Kg	06/19/15	06/24/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:25 **Site:**
Sample #: **357303-058** **Client Sample #:** Lift-5R-5 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156147		
TPH Motor Oil	**1570**	100	500	mg/Kg	06/19/15	06/24/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:23 **Site:**
Sample #: **357303-059** **Client Sample #:** Lift-3C-10 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156147		
TPH Motor Oil	**48700**	500	2500	mg/Kg	06/19/15	06/25/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Method: EPA 8082 NELAC	Prep Method: EPA 3545					QCBatchID: QC1156386		
PCB-1016	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1221	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1232	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1242	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1248	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1254	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1260	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1262	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1268	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	

Surrogate	% Recovery	Limits	Notes
Decachlorobiphenyl DCB (SUR)	*232*	*36-136*	

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:22 **Site:**
Sample #: **357303-060** **Client Sample #:** Lift-3R-4 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156147		
TPH Motor Oil	**9750**	100	500	mg/Kg	06/19/15	06/24/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:24 **Site:**
Sample #: **357303-061** **Client Sample #:** Lift-4RC-4 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156147		
TPH Motor Oil	**3830**	100	500	mg/Kg	06/19/15	06/25/15	LW	

Surrogate	% Recovery	Limits	Notes
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:20 **Site:**
Sample #: **357303-062** **Client Sample #:** Lift-2C-10 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156147		
TPH Motor Oil	**31500**	500	2500	mg/Kg	06/19/15	06/24/15	LW	
Surrogate	*% Recovery*		*Limits*		*Notes*			
Triacontane (SUR)	*00*		*60-140*		*S*			
Method: EPA 8082 NELAC	Prep Method: EPA 3545					QCBatchID: QC1156386		
PCB-1016	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1221	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1232	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1242	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1248	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1254	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1260	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1262	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
PCB-1268	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW	
Surrogate	*% Recovery*		*Limits*		*Notes*			
Decachlorobiphenyl DCB (SUR)	*232*		*36-136*					

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:19 **Site:**
Sample #: **357303-063** **Client Sample #:** Lift-2R-3 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156147		
TPH Motor Oil	**8980**	100	500	mg/Kg	06/19/15	06/24/15	LW	
Surrogate	*% Recovery*		*Limits*		*Notes*			
Triacontane (SUR)	*00*		*60-140*		*S*			

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:16 **Site:**
Sample #: **357303-064** **Client Sample #:** Lift-1R-5 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156147		
TPH Motor Oil	**632**	100	500	mg/Kg	06/19/15	06/24/15	LW	
Surrogate	*% Recovery*		*Limits*		*Notes*			
Triacontane (SUR)	*00*		*60-140*		*S*			

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 13:14 **Site:**
Sample #: **357303-065** **Client Sample #:** Lift-1C-10 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B NELAC	Prep Method: EPA 3545					QCBatchID: QC1156147		
TPH Motor Oil	**2360**	100	500	mg/Kg	06/19/15	06/24/15	LW	
Surrogate	*% Recovery*		*Limits*		*Notes*			
Triacontane (SUR)	*00*		*60-140*		*S*			

QCBatchID: QC1156026	**Analyst:** lytagas	**Method:** EPA 8015B	
Matrix: Solid	**Analyzed:** 06/17/2015	**Instrument:** SVOA-GC (group)	

Blank Summary

Analyte	Blank Result	Units		RDL	Notes	
QC1156026MB1						
TPH (C10 to C22)	ND	mg/Kg		3		
TPH (C22 to C36)	ND	mg/Kg		5		
TPH (C6 to C10)	ND	mg/Kg		3		
TPH Diesel	ND	mg/Kg		1		
TPH Motor Oil	ND	mg/Kg		5		

Lab Control Spike/ Lab Control Spike Duplicate Summary

Analyte	Spike Amount LCS	Spike Amount LCSD	Spike Result LCS	Spike Result LCSD	Units	Recoveries LCS	Recoveries LCSD	RPD	Limits %Rec	Limits RPD	Notes
QC1156026LCS1, QC1156026LCSD1											
TPH Diesel	25	25	20.0	25.6	mg/Kg	80	102	25	70-130	30	

Matrix Spike/Matrix Spike Duplicate Summary

Analyte	Sample Amount	Spike Amount MS	Spike Amount MSD	Spike Result MS	Spike Result MSD	Units	Recoveries MS	Recoveries MSD	RPD	Limits %Rec	Limits RPD	Notes
QC1156026MS1, QC1156026MSD1												**Source: 357271-010**
TPH Diesel	1.0	25	25	24.4	20.2	mg/Kg	98	81	18.8	70-130	30	

QCBatchID: QC1156028	**Analyst:** OSilva	**Method:** EPA 6010B	
Matrix: Solid	**Analyzed:** 06/18/2015	**Instrument:** AAICP (group)	

Blank Summary

Analyte	Blank Result	Units		RDL	Notes	
QC1156028MB1						
Aluminum	ND	mg/Kg		5		
Antimony	ND	mg/Kg		3		
Arsenic	ND	mg/Kg		1		
Barium	ND	mg/Kg		1		
Beryllium	ND	mg/Kg		0.5		
Boron	ND	mg/Kg		5		
Cadmium	ND	mg/Kg		0.5		
Calcium	ND	mg/Kg		50		
Chromium	ND	mg/Kg		1		
Cobalt	ND	mg/Kg		0.5		
Copper	ND	mg/Kg		1		
Iron	ND	mg/Kg		5		
Lead	ND	mg/Kg		0.5		
Magnesium	ND	mg/Kg		25		
Manganese	ND	mg/Kg		1		
Molybdenum	ND	mg/Kg		1		
Nickel	ND	mg/Kg		1.5		
Potassium	ND	mg/Kg		50		
Selenium	ND	mg/Kg		1		
Silver	ND	mg/Kg		0.5		
Sodium	ND	mg/Kg		50		
Sulfur	ND	mg/Kg		100		
Thallium	ND	mg/Kg		1		
Vanadium	ND	mg/Kg		0.5		
Zinc	ND	mg/Kg		5		

Lab Control Spike/ Lab Control Spike Duplicate Summary

Analyte	Spike Amount LCS	Spike Amount LCSD	Spike Result LCS	Spike Result LCSD	Units	Recoveries LCS	Recoveries LCSD	RPD	Limits %Rec	Limits RPD	Notes
QC1156028LCS1											
Antimony	200		207		mg/Kg	104			80-120		
Arsenic	200		184		mg/Kg	92			80-120		
Barium	200		233		mg/Kg	117			80-120		
Beryllium	200		204		mg/Kg	102			80-120		
Cadmium	200		212		mg/Kg	106			80-120		
Chromium	200		206		mg/Kg	103			80-120		
Cobalt	200		201		mg/Kg	101			80-120		
Copper	200		198		mg/Kg	99			80-120		
Lead	200		194		mg/Kg	97			80-120		
Molybdenum	200		190		mg/Kg	95			80-120		
Nickel	200		208		mg/Kg	104			80-120		
Selenium	200		180		mg/Kg	90			80-120		
Silver	100		85.4		mg/Kg	85			80-120		
Thallium	200		183		mg/Kg	92			80-120		
Vanadium	200		194		mg/Kg	97			80-120		
Zinc	200		194		mg/Kg	97			80-120		

QCBatchID: QC1156028	**Analyst:** OSilva	**Method:** EPA 6010B	
Matrix: Solid	**Analyzed:** 06/18/2015	**Instrument:** AAICP (group)	

Matrix Spike/Matrix Spike Duplicate Summary

Analyte	Sample Amount	Spike Amount MS	Spike Amount MSD	Spike Result MS	Spike Result MSD	Units	Recoveries MS	Recoveries MSD	RPD	Limits %Rec	Limits RPD	Notes
QC1156028MS1, QC1156028MSD1											**Source:**	**357308-003**
Antimony	ND	100	100	12.0	14.0	mg/Kg	12	14	15.4	75-125	25	M
Arsenic	ND	100	100	79.3	80.5	mg/Kg	79	81	1.5	75-125	25	
Barium	72.0	100	100	165	160	mg/Kg	93	88	3.1	75-125	25	
Beryllium	ND	100	100	79.5	79.6	mg/Kg	80	80	0.1	75-125	25	
Cadmium	26.5	100	100	104	103	mg/Kg	78	77	1.0	75-125	25	
Chromium	46.5	100	100	117	119	mg/Kg	71	73	1.7	75-125	25	M
Cobalt	6.17	100	100	77.2	75.3	mg/Kg	71	69	2.5	75-125	25	M
Copper	115	100	100	170	196	mg/Kg	55	81	14.2	75-125	25	M
Lead	ND	100	100	64.2	64.5	mg/Kg	64	65	0.5	75-125	25	M
Molybdenum	25.8	100	100	101	102	mg/Kg	75	76	1.0	75-125	25	
Nickel	11.8	100	100	84.4	86.9	mg/Kg	73	75	2.9	75-125	25	M
Selenium	ND	100	100	-94.6	-126.4	mg/Kg	0	0	28.8	75-125	25	M
Silver	ND	50	50	-7.2	-7.7	mg/Kg	0	0	6.7	75-125	25	M
Thallium	5.69	100	100	66.8	70.8	mg/Kg	61	65	5.8	75-125	25	M
Vanadium	48.5	100	100	128	126	mg/Kg	80	78	1.6	75-125	25	
Zinc	51.1	100	100	110	122	mg/Kg	59	71	10.3	75-125	25	M

QCBatchID: QC1156030	**Analyst:** lucy	**Method:** EPA 8260B	
Matrix: Solid	**Analyzed:** 06/17/2015	**Instrument:** VOA-MS (group)	

Blank Summary

Analyte	Blank Result	Units		RDL	Notes	
QC1156030MB1						
1,1,1,2-Tetrachloroethane	ND	ug/Kg		5		
1,1,1-Trichloroethane	ND	ug/Kg		5		
1,1,2,2-Tetrachloroethane	ND	ug/Kg		5		
1,1,2-Trichloroethane	ND	ug/Kg		5		
1,1,2-Trichlorotrifluoroethane	ND	ug/Kg		5		
1,1-Dichloroethane	ND	ug/Kg		5		
1,1-Dichloroethene	ND	ug/Kg		5		
1,1-Dichloropropene	ND	ug/Kg		5		
1,2,3-Trichlorobenzene	ND	ug/Kg		5		
1,2,3-Trichloropropane	ND	ug/Kg		5		
1,2,4-Trichlorobenzene	ND	ug/Kg		5		
1,2,4-Trimethylbenzene	ND	ug/Kg		5		
1,2-Dibromo-3-chloropropane	ND	ug/Kg		5		
1,2-Dibromoethane	ND	ug/Kg		5		
1,2-Dichlorobenzene	ND	ug/Kg		5		
1,2-Dichloroethane	ND	ug/Kg		5		
1,2-Dichloropropane	ND	ug/Kg		5		
1,3,5-Trimethylbenzene	ND	ug/Kg		5		
1,3-Dichlorobenzene	ND	ug/Kg		5		
1,3-Dichloropropane	ND	ug/Kg		5		
1,4-Dichlorobenzene	ND	ug/Kg		5		
2,2-Dichloropropane	ND	ug/Kg		5		
2-Butanone (MEK)	ND	ug/Kg		100		
2-Chloroethyl Vinyl Ether	ND	ug/Kg		5		
2-Chlorotoluene	ND	ug/Kg		5		
4-Chlorotoluene	ND	ug/Kg		5		
4-Isopropyltoluene	ND	ug/Kg		5		
4-Methyl-2-pentanone (MIBK)	ND	ug/Kg		5		
Acetone	ND	ug/Kg		100		
Allyl Chloride	ND	ug/Kg		5		
Benzene	ND	ug/Kg		5		
Bromobenzene	ND	ug/Kg		5		
Bromochloromethane	ND	ug/Kg		5		
Bromodichloromethane	ND	ug/Kg		5		
Bromoform	ND	ug/Kg		5		
Bromomethane	ND	ug/Kg		5		
Carbon Tetrachloride	ND	ug/Kg		5		
Chlorobenzene	ND	ug/Kg		5		
Chlorodibromomethane	ND	ug/Kg		5		
Chloroethane	ND	ug/Kg		5		
Chloroform	ND	ug/Kg		5		
Chloromethane	ND	ug/Kg		5		
cis-1,2-Dichloroethene	ND	ug/Kg		5		
cis-1,3-dichloropropene	ND	ug/Kg		5		
cis-1,4-dichloro-2-butene	ND	ug/Kg		5		
Dibromomethane	ND	ug/Kg		5		
Dichlorodifluoromethane	ND	ug/Kg		5		
Ethylbenzene	ND	ug/Kg		5		
Hexachlorobutadiene	ND	ug/Kg		5		
Isopropylbenzene	ND	ug/Kg		5		
m and p-Xylene	ND	ug/Kg		5		

QCBatchID: QC1156030	**Analyst:** lucy	**Method:** EPA 8260B	
Matrix: Solid	**Analyzed:** 06/17/2015	**Instrument:** VOA-MS (group)	

Analyte	Blank Result	Units		RDL	Notes	
QC1156030MB1						
Methylene chloride	ND	ug/Kg		5		
Methyl-t-butyl Ether (MTBE)	ND	ug/Kg		5		
Naphthalene	ND	ug/Kg		5		
N-butylbenzene	ND	ug/Kg		5		
N-propylbenzene	ND	ug/Kg		5		
o-Xylene	ND	ug/Kg		5		
Sec-butylbenzene	ND	ug/Kg		5		
Styrene	ND	ug/Kg		5		
Tert-butylbenzene	ND	ug/Kg		5		
Tetrachloroethene	ND	ug/Kg		5		
Toluene	ND	ug/Kg		5		
trans-1,2-dichloroethene	ND	ug/Kg		5		
trans-1,3-dichloropropene	ND	ug/Kg		5		
trans-1,4-dichloro-2-butene	ND	ug/Kg		5		
Trichloroethene	ND	ug/Kg		5		
Trichlorofluoromethane	ND	ug/Kg		5		
Vinyl Chloride	ND	ug/Kg		5		
Xylenes (Total)	ND	ug/Kg		5		

Lab Control Spike/ Lab Control Spike Duplicate Summary

Analyte	Spike Amount LCS	Spike Amount LCSD	Spike Result LCS	Spike Result LCSD	Units	Recoveries LCS	Recoveries LCSD	RPD	Limits %Rec	Limits RPD	Notes
QC1156030LCS1, QC1156030LCSD1											
1,1-Dichloroethene	50	50	46	46	ug/Kg	92	92	0	59-172	22	
Benzene	50	50	46	46	ug/Kg	92	92	0	62-137	24	
Chlorobenzene	50	50	54	54	ug/Kg	108	108	0	60-133	24	
Methyl-t-butyl Ether (MTBE)	50	50	49	47	ug/Kg	98	94	4	62-137	21	
Toluene	50	50	52	52	ug/Kg	104	104	0	59-139	21	
Trichloroethene	50	50	51	53	ug/Kg	102	106	4	66-142	21	

QCBatchID: QC1156084	**Analyst:** OSilva	**Method:** EPA 7471A	
Matrix: Solid	**Analyzed:** 06/19/2015	**Instrument:** AAICP-HG1	

Blank Summary

Analyte	Blank Result	Units		RDL	Notes	
QC1156084MB1						
Mercury	ND	mg/Kg		0.14		

Lab Control Spike/ Lab Control Spike Duplicate Summary

Analyte	Spike Amount LCS	Spike Amount LCSD	Spike Result LCS	Spike Result LCSD	Units	Recoveries LCS	Recoveries LCSD	RPD	Limits %Rec	Limits RPD	Notes
QC1156084LCS1											
Mercury	0.83		0.82		mg/Kg	99			80-120		

Matrix Spike/Matrix Spike Duplicate Summary

Analyte	Sample Amount	Spike Amount MS	Spike Amount MSD	Spike Result MS	Spike Result MSD	Units	Recoveries MS	Recoveries MSD	RPD	Limits %Rec	Limits RPD	Notes
QC1156084MS1, QC1156084MSD1												**Source: 357388-001**
Mercury	ND	0.83	0.83	0.85	0.80	mg/Kg	102	96	6.1	75-125	20	

QCBatchID:	**QC1156144**	**Analyst:**	lytagas	**Method:**	EPA 8015B
Matrix:	Solid	**Analyzed:**	06/24/2015	**Instrument:**	SVOA-GC (group)

Blank Summary

Analyte	Blank Result	Units		RDL	Notes	
QC1156144MB1						
TPH Diesel	ND	mg/Kg		1		
TPH Motor Oil	ND	mg/Kg		5		

Lab Control Spike/ Lab Control Spike Duplicate Summary

Analyte	Spike Amount LCS	Spike Amount LCSD	Spike Result LCS	Spike Result LCSD	Units	Recoveries LCS	Recoveries LCSD	RPD	Limits %Rec	Limits RPD	Notes
QC1156144LCS1											
TPH Diesel	25		29.3		mg/Kg	117			70-130		

Matrix Spike/Matrix Spike Duplicate Summary

Analyte	Sample Amount	Spike Amount MS	Spike Amount MSD	Spike Result MS	Spike Result MSD	Units	Recoveries MS	Recoveries MSD	RPD	Limits %Rec	Limits RPD	Notes
QC1156144MS1, QC1156144MSD1												**Source: 357303-024**
TPH Diesel	396	25	25	627	1570	mg/Kg	924	4696	85.8	70-130	30	NC

QCBatchID: QC1156145	Analyst: lytagas	Method: EPA 8015B
Matrix: Solid	Analyzed: 06/24/2015	Instrument: SVOA-GC (group)

Blank Summary

Analyte	Blank Result	Units		RDL	Notes	
QC1156145MB1						
TPH Diesel	ND	mg/Kg		1		
TPH Motor Oil	ND	mg/Kg		5		

Lab Control Spike/ Lab Control Spike Duplicate Summary

Analyte	Spike Amount LCS	Spike Amount LCSD	Spike Result LCS	Spike Result LCSD	Units	Recoveries LCS	Recoveries LCSD	RPD	Limits %Rec	Limits RPD	Notes
QC1156145LCS1											
TPH Diesel	25		18.1		mg/Kg	72			70-130		

Matrix Spike/Matrix Spike Duplicate Summary

Analyte	Sample Amount	Spike Amount MS	Spike Amount MSD	Spike Result MS	Spike Result MSD	Units	Recoveries MS	Recoveries MSD	RPD	Limits %Rec	Limits RPD	Notes
QC1156145MS1, QC1156145MSD1												**Source: 357303-044**
TPH Diesel	9530	25	25	6400	7290	mg/Kg	0	0	13.0	70-130	30	NC

QCBatchID: QC1156147	**Analyst:** lytagas		**Method:** EPA 8015B		
Matrix: Solid	**Analyzed:** 06/24/2015		**Instrument:** SVOA-GC (group)		

Blank Summary

Analyte	Blank Result	Units		RDL	Notes	
QC1156147MB1						
1,1-biphenyl	ND	mg/Kg		0.4		
1,1-oxybisbenzene	ND	mg/Kg		0.4		
TPH Diesel	ND	mg/Kg		1		
TPH Motor Oil	ND	mg/Kg		5		

Lab Control Spike/ Lab Control Spike Duplicate Summary

Analyte	Spike Amount		Spike Result		Units	Recoveries		RPD	Limits		Notes
	LCS	LCSD	LCS	LCSD		LCS	LCSD		%Rec	RPD	
QC1156147LCS1											
TPH Diesel	25		20.6		mg/Kg	82			70-130		

Matrix Spike/Matrix Spike Duplicate Summary

Analyte	Sample Amount	Spike Amount		Spike Result		Units	Recoveries		RPD	Limits		Notes
		MS	MSD	MS	MSD		MS	MSD		%Rec	RPD	
QC1156147MS1, QC1156147MSD1												**Source: 357307-002**
TPH Diesel	2230	25	25	6510	8760	mg/Kg	17120	26120	29.5	70-130	30	M

QCBatchID:	**QC1156156**	**Analyst:**	qnguyen	**Method:**	EPA 8082
Matrix:	Solid	**Analyzed:**	06/23/2015	**Instrument:**	SVOA-GC (group)

Blank Summary

Analyte	Blank Result	Units		RDL	Notes	
QC1156156MB1						
PCB-1016	ND	mg/Kg		0.05		
PCB-1221	ND	mg/Kg		0.05		
PCB-1232	ND	mg/Kg		0.05		
PCB-1242	ND	mg/Kg		0.05		
PCB-1248	ND	mg/Kg		0.05		
PCB-1254	ND	mg/Kg		0.05		
PCB-1260	ND	mg/Kg		0.05		
PCB-1262	ND	mg/Kg		0.05		
PCB-1268	ND	mg/Kg		0.05		

Lab Control Spike/ Lab Control Spike Duplicate Summary

Analyte	Spike Amount LCS	Spike Amount LCSD	Spike Result LCS	Spike Result LCSD	Units	Recoveries LCS	Recoveries LCSD	RPD	Limits %Rec	Limits RPD	Notes
QC1156156LCS1											
PCB-1260	0.5		0.44		mg/Kg	88			70-130		

Matrix Spike/Matrix Spike Duplicate Summary

Analyte	Sample Amount	Spike Amount MS	Spike Amount MSD	Spike Result MS	Spike Result MSD	Units	Recoveries MS	Recoveries MSD	RPD	Limits %Rec	Limits RPD	Notes
QC1156156MS1, QC1156156MSD1												**Source: 357303-001**
PCB-1260	ND	0.5	0.5	0.48	0.51	mg/Kg	96	102	6.1	50-125	35	

QCBatchID:	**QC1156386**	**Analyst:**	lwong	**Method:**	EPA 8082
Matrix:	Solid	**Analyzed:**	07/06/2015	**Instrument:**	SVOA-GC (group)

Blank Summary

Analyte	Blank Result	Units		RDL	Notes	
QC1156386MB1						
PCB-1016	ND	mg/Kg		0.05		
PCB-1221	ND	mg/Kg		0.05		
PCB-1232	ND	mg/Kg		0.05		
PCB-1242	ND	mg/Kg		0.05		
PCB-1248	ND	mg/Kg		0.05		
PCB-1254	ND	mg/Kg		0.05		
PCB-1260	ND	mg/Kg		0.05		
PCB-1262	ND	mg/Kg		0.05		
PCB-1268	ND	mg/Kg		0.05		

Lab Control Spike/ Lab Control Spike Duplicate Summary

Analyte	Spike Amount LCS	Spike Amount LCSD	Spike Result LCS	Spike Result LCSD	Units	Recoveries LCS	Recoveries LCSD	RPD	Limits %Rec	Limits RPD	Notes
QC1156386LCS1											
PCB-1260	0.5		0.50		mg/Kg	100			70-130		

Matrix Spike/Matrix Spike Duplicate Summary

Analyte	Sample Amount	Spike Amount MS	Spike Amount MSD	Spike Result MS	Spike Result MSD	Units	Recoveries MS	Recoveries MSD	RPD	Limits %Rec	Limits RPD	Notes
QC1156386MS1, QC1156386MSD1												**Source: 357615-003**
PCB-1260	ND	0.5	0.5	0.42	0.45	mg/Kg	84	90	6.9	50-125	35	

QCBatchID: QC1156472	**Analyst:** OSilva	**Method:** EPA 6010B	
Matrix: Solid	**Analyzed:** 07/09/2015	**Instrument:** AAICP (group)	

Blank Summary

Analyte	Blank Result	Units		RDL	Notes	
QC1156472MB1						
Antimony	ND	mg/L		0.09		
Arsenic	ND	mg/L		0.03		
Barium	ND	mg/L		0.03		
Beryllium	ND	mg/L		0.015		
Cadmium	ND	mg/L		0.015		
Chromium	ND	mg/L		0.03		
Cobalt	ND	mg/L		0.015		
Copper	ND	mg/L		0.03		
Lead	ND	mg/L		0.015		
Molybdenum	ND	mg/L		0.03		
Nickel	ND	mg/L		0.06		
Selenium	ND	mg/L		0.03		
Silver	ND	mg/L		0.015		
Thallium	ND	mg/L		0.015		
Vanadium	ND	mg/L		0.015		
Zinc	ND	mg/L		0.06		

Matrix Spike/Matrix Spike Duplicate Summary

Analyte	Sample Amount	Spike Amount MS	Spike Amount MSD	Spike Result MS	Spike Result MSD	Units	Recoveries MS	Recoveries MSD	RPD	Limits %Rec	Limits RPD	Notes
QC1156472MS1, QC1156472MSD1												**Source: 357303-001**
Antimony	ND	10	10	9.90	9.87	mg/L	99	99	0.3	75-125	20	
Arsenic	0.489	10	10	11.5	11.2	mg/L	110	107	2.6	75-125	20	
Barium	7.58	10	10	16.5	16.0	mg/L	89	84	3.1	75-125	20	
Beryllium	ND	10	10	9.45	9.45	mg/L	95	95	0.0	75-125	20	
Cadmium	ND	10	10	9.65	9.29	mg/L	97	93	3.8	75-125	20	
Chromium	0.173	10	10	9.28	9.03	mg/L	91	89	2.7	75-125	20	
Cobalt	0.199	10	10	9.34	9.13	mg/L	91	89	2.3	75-125	20	
Copper	0.884	10	10	9.49	9.30	mg/L	86	84	2.0	75-125	20	
Lead	5.13	10	10	14.2	13.9	mg/L	91	88	2.1	75-125	20	
Molybdenum	0.091	10	10	9.69	9.60	mg/L	96	95	0.9	75-125	20	
Nickel	0.191	10	10	9.27	9.07	mg/L	91	89	2.2	75-125	20	
Selenium	ND	10	10	9.91	10.1	mg/L	99	101	1.9	75-125	20	
Silver	ND	5	5	4.46	4.38	mg/L	89	88	1.8	75-125	20	
Thallium	ND	10	10	8.71	8.67	mg/L	87	87	0.5	75-125	20	
Vanadium	0.779	10	10	10.1	9.89	mg/L	93	91	2.1	75-125	20	
Zinc	4.36	10	10	13.9	13.1	mg/L	95	87	5.9	75-125	20	

QCBatchID: QC1156512	Analyst: OSilva	Method: EPA 6010B
Matrix: Solid	Analyzed: 07/13/2015	Instrument: AAICP (group)

Blank Summary

Analyte	Blank Result	Units		RDL	Notes
QC1156512MB1					
Aluminum	ND	mg/Kg		5	
Antimony	ND	mg/Kg		3	
Arsenic	ND	mg/Kg		1	
Barium	ND	mg/Kg		1	
Beryllium	ND	mg/Kg		0.5	
Cadmium	ND	mg/Kg		0.5	
Calcium	ND	mg/Kg		50	
Chromium	ND	mg/Kg		1	
Cobalt	ND	mg/Kg		0.5	
Copper	ND	mg/Kg		1	
Iron	ND	mg/Kg		5	
Lead	ND	mg/Kg		0.5	
Magnesium	ND	mg/Kg		25	
Manganese	ND	mg/Kg		1	
Molybdenum	ND	mg/Kg		1	
Nickel	ND	mg/Kg		1.5	
Potassium	ND	mg/Kg		50	
Selenium	ND	mg/Kg		1	
Silver	ND	mg/Kg		0.5	
Sodium	ND	mg/Kg		50	
Thallium	ND	mg/Kg		1	
Titanium	ND	mg/Kg		1	
Vanadium	ND	mg/Kg		0.5	
Zinc	ND	mg/Kg		5	

Lab Control Spike/ Lab Control Spike Duplicate Summary

Analyte	Spike Amount LCS	Spike Amount LCSD	Spike Result LCS	Spike Result LCSD	Units	Recoveries LCS	Recoveries LCSD	RPD	Limits %Rec	Limits RPD	Notes
QC1156512LCS1											
Antimony	200		212		mg/Kg	106			80-120		
Arsenic	200		217		mg/Kg	109			80-120		
Barium	200		220		mg/Kg	110			80-120		
Beryllium	200		210		mg/Kg	105			80-120		
Cadmium	200		230		mg/Kg	115			80-120		
Chromium	200		213		mg/Kg	107			80-120		
Cobalt	200		221		mg/Kg	111			80-120		
Copper	200		204		mg/Kg	102			80-120		
Lead	200		224		mg/Kg	112			80-120		
Molybdenum	200		213		mg/Kg	107			80-120		
Nickel	200		221		mg/Kg	111			80-120		
Selenium	200		215		mg/Kg	108			80-120		
Silver	100		123		mg/Kg	123			80-120		L
Thallium	200		217		mg/Kg	109			80-120		
Vanadium	200		210		mg/Kg	105			80-120		
Zinc	200		229		mg/Kg	115			80-120		

QCBatchID: QC1156512	**Analyst:** OSilva	**Method:** EPA 6010B	
Matrix: Solid	**Analyzed:** 07/13/2015	**Instrument:** AAICP (group)	

Matrix Spike/Matrix Spike Duplicate Summary

Analyte	Sample Amount	Spike Amount MS	Spike Amount MSD	Spike Result MS	Spike Result MSD	Units	Recoveries MS	Recoveries MSD	RPD	Limits %Rec	Limits RPD	Notes
QC1156512MS1, QC1156512MSD1											**Source:**	**357303-002**
Antimony	ND	100	100	21.0	20.4	mg/Kg	21	20	2.9	75-125	20	M
Arsenic	10.8	100	100	110	98.6	mg/Kg	99	88	10.9	75-125	20	
Barium	163	100	100	256	234	mg/Kg	93	71	9.0	75-125	20	M
Beryllium	ND	100	100	88.5	81.3	mg/Kg	89	81	8.5	75-125	20	
Cadmium	0.6	100	100	104	95.4	mg/Kg	103	95	8.6	75-125	20	
Chromium	16.9	100	100	112	99.5	mg/Kg	95	83	11.8	75-125	20	
Cobalt	11.6	100	100	107	90.7	mg/Kg	95	79	16.5	75-125	20	
Copper	32.2	100	100	124	114	mg/Kg	92	82	8.4	75-125	20	
Lead	52.2	100	100	150	136	mg/Kg	98	84	9.8	75-125	20	
Molybdenum	1.64	100	100	88.8	79.3	mg/Kg	87	78	11.3	75-125	20	
Nickel	15.2	100	100	112	99.4	mg/Kg	97	84	11.9	75-125	20	
Selenium	ND	100	100	63.3	53.5	mg/Kg	63	54	16.8	75-125	20	M
Silver	ND	50	50	57.3	54.3	mg/Kg	115	109	5.4	75-125	20	
Thallium	ND	100	100	85.1	80.6	mg/Kg	85	81	5.4	75-125	20	
Vanadium	33.2	100	100	129	115	mg/Kg	96	82	11.5	75-125	20	
Zinc	128	100	100	257	222	mg/Kg	129	94	14.6	75-125	20	M

QCBatchID: QC1156589	Analyst: OSilva	Method: EPA 6010B
Matrix: Solid	Analyzed: 07/15/2015	Instrument: AAICP (group)

Blank Summary

Analyte	Blank Result	Units		RDL	Notes
QC1156589MB1					
Antimony	ND	mg/L		0.05	
Arsenic	ND	mg/L		0.05	
Barium	ND	mg/L		0.1	
Beryllium	ND	mg/L		0.05	
Cadmium	ND	mg/L		0.05	
Chromium	ND	mg/L		0.05	
Cobalt	ND	mg/L		0.05	
Copper	ND	mg/L		0.05	
Lead	ND	mg/L		0.05	
Molybdenum	ND	mg/L		0.05	
Nickel	ND	mg/L		0.05	
Selenium	ND	mg/L		0.05	
Silver	ND	mg/L		0.05	
Thallium	ND	mg/L		0.05	
Vanadium	ND	mg/L		0.05	
Zinc	ND	mg/L		0.05	

Lab Control Spike/ Lab Control Spike Duplicate Summary

Analyte	Spike Amount LCS	Spike Amount LCSD	Spike Result LCS	Spike Result LCSD	Units	Recoveries LCS	Recoveries LCSD	RPD	Limits %Rec	Limits RPD	Notes
QC1156589LCS1											
Antimony	2		1.91		mg/L	96			80-120		
Arsenic	2		2.02		mg/L	101			80-120		
Barium	2		1.877		mg/L	94			80-120		
Beryllium	2		1.89		mg/L	95			80-120		
Cadmium	2		2.14		mg/L	107			80-120		
Chromium	2		1.854		mg/L	93			80-120		
Cobalt	2		1.89		mg/L	95			80-120		
Copper	2		1.70		mg/L	85			80-120		
Lead	2		1.972		mg/L	99			80-120		
Molybdenum	2		1.96		mg/L	98			80-120		
Nickel	2		1.95		mg/L	98			80-120		
Selenium	2		1.917		mg/L	96			80-120		
Silver	1		0.967		mg/L	97			80-120		
Thallium	2		1.66		mg/L	83			80-120		
Vanadium	2		1.80		mg/L	90			80-120		
Zinc	2		2.18		mg/L	109			80-120		

Matrix Spike/Matrix Spike Duplicate Summary

Analyte	Sample Amount	Spike Amount MS	Spike Amount MSD	Spike Result MS	Spike Result MSD	Units	Recoveries MS	Recoveries MSD	RPD	Limits %Rec	Limits RPD	Notes
QC1156589MS1, QC1156589MSD1												**Source: 357303-001**
Antimony	ND	1	1	0.981	0.960	mg/L	98	96	2.2	75-125	20	
Arsenic	0.027	1	1	1.051	1.040	mg/L	102	101	1.1	75-125	20	
Barium	0.594	1	1	1.568	1.393	mg/L	97	80	11.8	75-125	20	
Beryllium	ND	1	1	0.992	0.928	mg/L	99	93	6.7	75-125	20	
Cadmium	0.005	1	1	1.125	0.975	mg/L	112	97	14.3	75-125	20	
Chromium	0.003	1	1	0.974	0.875	mg/L	97	87	10.7	75-125	20	
Cobalt	0.020	1	1	0.928	0.921	mg/L	91	90	0.8	75-125	20	
Copper	0.031	1	1	0.950	0.857	mg/L	92	83	10.3	75-125	20	
Lead	0.022	1	1	0.962	0.958	mg/L	94	94	0.4	75-125	20	

QCBatchID: QC1156589	**Analyst:** OSilva	**Method:** EPA 6010B	
Matrix: Solid	**Analyzed:** 07/15/2015	**Instrument:** AAICP (group)	

Analyte	Sample Amount	Spike Amount MS	Spike Amount MSD	Spike Result MS	Spike Result MSD	Units	Recoveries MS	Recoveries MSD	RPD	Limits %Rec	Limits RPD	Notes
QC1156589MS1, QC1156589MSD1												**Source: 357303-001**
Molybdenum	0.008	1	1	0.966	0.958	mg/L	96	95	0.8	75-125	20	
Nickel	0.023	1	1	1.03	0.901	mg/L	101	88	13.4	75-125	20	
Selenium	ND	1	1	0.964	0.932	mg/L	96	93	3.4	75-125	20	
Silver	0.002	0.5	0.5	0.510	0.459	mg/L	102	91	10.5	75-125	20	
Thallium	ND	1	1	0.822	0.821	mg/L	82	82	0.1	75-125	20	
Vanadium	0.006	1	1	0.981	0.878	mg/L	98	87	11.1	75-125	20	
Zinc	0.582	1	1	1.747	1.487	mg/L	117	91	16.1	75-125	20	

Data Qualifiers and Definitions

Qualifiers

B	Analyte was present in an associated method blank. Associated sample data was reported with qualifier.
B1	Analyte was present in an sample and associated method blank greater than MDL but less than DRL. Associated sample data was reported with qualifier.
BQ1	No valid test replicates. Result may be greater. Best result was reported with qualifier. Sample toxicity possible.
BQ2	No valid test replicates.
BQ3	Minimum DO is less than 1.0 mg/L. Result may be greater and reported with qualifier.
C	Laboratory Contamination.
D	RPD was not within control limits, the sample data was reported without further clarification.
D1	Lesser amount of sample was used due to insufficient amount of sample supplied
DW	Sample result is calculated on a dry weigh basis
J	Reported value is estimated
L	The laboratory control sample (LCS) or laboratory control sample duplicate (LCSD) was out of control limits. Associated sample data was reported with qualifier.
M	The matrix spike (MS) or matrix spike duplicate (MSD) was not within control limits due to matrix interference. The associated LCS and/or LCSD was within control limits and the sample data was reported without further clarification.
NC	The analyte concentration in the sample exceeded the spike level by a factor of four or greater, spike recovery and limits do not apply.
P	Sample was received without proper preservation according to EPA guidelines.
P1	Temperature of refrigerator was out of acceptance limit due to technical difficulty.
Q1	Analyte Calibration Verification exceeds criteria and the result was reported with qualifier.
Q2	Analyte calibration was not verified and the result was estimated and reported with qualifier.
Q3	Analyte initial calibration was not available or exceeds criteria. The result was estimated and reported with qualifier.
Q4	Analyte result out of calibration range and was reported with qualifier
S	The surrogate recovery was out of control limits due to matrix interference. The associated method blank surrogate recovery was within control limits and the sample data was reported without further clarification.
T	Sample was extracted/analyzed past the holding time.
T1	Reanalysis was reported past hold time due to failing replicates in the original analysis (BOD only).
T2	Sample was analyzed ASAP but received and analyzed past the 15 minute holding time.
T3	Sample received and analyzed out of hold time per client's request
T4	Sample was analyzed out of hold time per client's request
T5	Reanalysis was reported past hold time. The original analysis was within hold time, but not reportable.
T6	Hold time is indeterminable due to unspecified sampling time.

Definitions

DF	Dilution Factor
MDL	Method Detection Limit. Result is reported ND when it is less than or equal to MDL.
ND	Analyte was not detected or was less than the detection limit.
RDL	Reporting Detection Limit
TIC	Tentatively Identified Compounds

ASSOCIATED LABORATORIES OF MONTROSE ENVIRONMENTAL GROUP, INC.
806 North Batavia ▪ Orange, CA 92868
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BILLING ADDRESS: 2 PARK PLAZA, SUITE 1120 ▪ IRVINE, CA 92614

MONTROSE ENVIRONMENTAL

Chain of Custody Record

Lab Job No. 357303
Page 1 of 5

CUSTOMER INFORMATION		PROJECT INFORMATION	
COMPANY	Bentley Real Estate	PROJECT NAME:	Bentley Real Estate - Covina
SEND REPORT TO:	Tarif Alhassen	NUMBER:	—
EMAIL:	Tarif@alhassen.com	ADDRESS:	
ADDRESS:	100 N. Barranca St, Suite 900 West Covina, Ca 91791	P.O. #:	
PHONE:	7144141122	FAX:	
		SAMPLED BY:	Travis Dagdigian

REQUIRED TURN AROUND TIME: Standard: X
72 Hours: ____ 48 Hours: ____ 24 Hours: ____

	Sample ID	Date	Time	Matrix	Container Number/Size	Pres.	ANALYSIS REQUEST: TPH - O	PCB	TTLC 22 metals	VOC 8260	Test Instructions & Comments
1	SP-1	Oct 16/15	1538	S	one	—	X	X	X	X	
2	SP-2		1537	S			X	X	T.D		
3	SP-3		1536	S			X	X	T.D		
4	lift-34RC-3		1533				X	X	T.D		Run the hottest (TPH-O) six samples for PCB Excluding SP samples ---
5	lift-33RC-2		1531								
6	lift-32R-2		1528								
7	lift-32C-10		1529								
8	lift-31RC-2		1526								only 10% need to be run for PCB
9	lift-30R-2		1520								
10	lift-30C-10		1521								
11	lift-29R-3		1518								
12	lift-29C-10		1519								
13	lift-28R-3		1514								
14	lift-28C-6		1515								
15											

Total No. of Samples: Method of Shipment: Preservative: 1= Ice 2 =HCl 3 =HNO_3 4 =H_2SO_4 5 =NaOH 6 =Other

Relinquished by 1.	Received By: 1.	Relinquished by 2.	Received By: 2.	Relinquished by 3.	Received By: 3.
Signature:	Signature:	Signature:	Signature:	Signature:	Signature:
Printed Name: Travis D	Printed Name:	Printed Name:	Printed Name:	Printed Name:	Printed Name:
Date: 6/16/15 Time: 1721	Date: 10/16/15 Time: 21	Date: Time:	Date: Time:	Date: Time:	Date: Time:

Distribution: White - Laboratory Canary - Laboratory Pink - Project/Account Manager Goldenrod - Sampler/Originator

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MONTROSE ENVIRONMENTAL

Chain of Custody Record

Lab Job No. _____
Page 2 of 5

REQUIRED TURN AROUND TIME: Standard: X
72 Hours: _____ 48 Hours: _____ 24 Hours: _____

CUSTOMER INFORMATION		PROJECT INFORMATION	
COMPANY	Bentley Real Estate	PROJECT NAME:	
SEND REPORT TO:		NUMBER:	
EMAIL:		ADDRESS:	
ADDRESS:			
		P.O. #:	
PHONE: 7144141122	FAX:	SAMPLED BY:	Travis Dagdigian

	Sample ID	Date	Time	Matrix	Container Number/Size	Pres.	ANALYSIS REQUEST: TPH-D	PCB	Test Instructions & Comments
1	Lift-27R-3	6/16/15	1513	S	one	—	X		
2	Lift-27C-10		1512						
3	Lift-26R-4		1509						
4	Lift-26C-8		1508						
5	Lift-25R-5		1505						
6	Lift-25C-6		1504						
7	Lift-24R-4		1458						
8	Lift-24C-6		1459						
9	Lift-23R-4		1353						
10	Lift-23C-5		1354						
11	Lift-22R-4		1450						
12	Lift-22C-6		1451						
13	Lift-21R-5		1436						
14	Lift-21C-7		1438						
15									

Total No. of Samples: Method of Shipment: Preservative: 1= Ice 2 =HCl 3 =HNO_3 4 =H_2SO_4 5 =NaOH 6 =Other

Relinquished by 1.	Received By: 1.	Relinquished by 2.	Received By: 2.	Relinquished by 3.	Received By: 3.
Signature:	Signature:	Signature:	Signature:	Signature:	Signature:
Printed Name: TRAVIS D	Printed Name:	Printed Name:	Printed Name:	Printed Name:	Printed Name:
Date: 6/16/15 Time: 1721	Date: 6/16/15 Time: 1721	Date: Time:	Date: Time:	Date: Time:	Date: Time:

Distribution: White - Laboratory Canary - Laboratory Pink - Project/Account Manager Goldenrod - Sampler/Originator

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MONTROSE ENVIRONMENTAL

Chain of Custody Record

Lab Job No. _____
Page 3 of 5

REQUIRED TURN AROUND TIME: Standard: X
72 Hours: _____ 48 Hours: _____ 24 Hours: _____

CUSTOMER INFORMATION	PROJECT INFORMATION
COMPANY: Bentley Real Estate	PROJECT NAME:
SEND REPORT TO:	NUMBER:
EMAIL:	ADDRESS:
ADDRESS:	
	P.O. #:
PHONE: 7144141128 FAX:	SAMPLED BY: Travis Dugdigram

	Sample ID	Date	Time	Matrix	Container Number/Size	Pres.	ANALYSIS REQUEST: TPH D	PCB	Test Instructions & Comments
1	lift-20C-9	6/16/15	1432	S	one	—	X		
2	lift-20R-4		1431						
3	lift-19C-10		1423						
4	lift-19R-4		1422						
5	lift-18R-5		1420						
6	lift-18C-9		1419						
7	lift-17C-9		1415						
8	lift-17R-3		1414						
9	lift-16R-3		1405						
10	lift-16C-10		1406						
11	lift-15C-9		1359						
12	lift-15R-4		1400						
13	lift-14R-3		1356						
14	lift-14C-10		1355						
15									

Total No. of Samples: Method of Shipment: Preservative: 1= Ice 2 =HCl 3 =HNO_3 4 =H_2SO_4 5 =NaOH 6 =Other

Relinquished by 1.	Received By: 1.	Relinquished by 2.	Received By: 2.	Relinquished by 3.	Received By: 3.
Signature:	Signature:	Signature:	Signature:	Signature:	Signature:
Printed Name: Travis D	Printed Name:	Printed Name:	Printed Name:	Printed Name:	Printed Name:
Date: 6/16/15 Time: 1721	Date: 6/16/15 Time: 1721	Date: Time:	Date: Time:	Date: Time:	Date: Time:

Distribution: White - Laboratory Canary - Laboratory Pink - Project/Account Manager Goldenrod - Sampler/Originator

ASSOCIATED LABORATORIES OF MONTROSE ENVIRONMENTAL GROUP, INC.
806 North Batavia ▪ Orange, CA 92868
Phone: (714) 771-6900 ▪ Fax: (714) 771-9933
BILLING ADDRESS: 2 PARK PLAZA, SUITE 1120 ▪ IRVINE, CA 92614

MONTROSE ENVIRONMENTAL

Chain of Custody Record

Lab Job No. _____
Page 4 of 5

REQUIRED TURN AROUND TIME: Standard: A
72 Hours: _____ 48 Hours: _____ 24 Hours: _____

CUSTOMER INFORMATION		PROJECT INFORMATION	
COMPANY: Bentley Real Estate		PROJECT NAME:	
SEND REPORT TO:		NUMBER:	
EMAIL:		ADDRESS:	
ADDRESS:			
		P.O. #:	
PHONE: 714 414 1182	FAX:	SAMPLED BY: Travis Dagdigian	

	Sample ID	Date	Time	Matrix	Container Number/Size	Pres.	ANALYSIS REQUEST: TPH D	PCB								Test Instructions & Comments
1	lift - 13R - 5	6/16/15	1354	S	one	—	X									
2	lift - 13C - 10		1350													
3	lift - 12RC - 3		1347													
4	lift - 11R - 5		1344													
5	lift - 11C - 10		1345													
6	lift - 10RC - 3		1344													
7	lift - 9R - 2		1339													
8	lift - 9C - 10		1340													
9	lift - 8C - 2		1337													
10	lift - 8R - 4		1336													
11	lift - 7R - 3		1333													
12	lift - 7C - 10		1334													
13	lift - 6R - 4		1331													
14	lift - 6C - 8		1332													
15																

Total No. of Samples: Method of Shipment: Preservative: 1= Ice 2 =HCl 3 =HNO_3 4 =H_2SO_4 5 =NaOH 6 =Other

Relinquished by 1.	Received By: 1.	Relinquished by 2.	Received By: 2.	Relinquished by 3.	Received By: 3.
Signature:	Signature:	Signature:	Signature:	Signature:	Signature:
Printed Name: Travis D	Printed Name:	Printed Name:	Printed Name:	Printed Name:	Printed Name:
Date: 6/16/15 Time: 17:21	Date: 6/16/15 Time: 17:21	Date: Time:	Date: Time:	Date: Time:	Date: Time:

Distribution: White - Laboratory Canary - Laboratory Pink - Project/Account Manager Goldenrod - Sampler/Originator

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MONTROSE ENVIRONMENTAL

Chain of Custody Record

Lab Job No. _____
Page 5 of 5

REQUIRED TURN AROUND TIME: Standard: X
72 Hours: _____ 48 Hours: _____ 24 Hours: _____

CUSTOMER INFORMATION		PROJECT INFORMATION	
COMPANY	Bentley Real Estate	PROJECT NAME:	
SEND REPORT TO:		NUMBER:	
EMAIL:		ADDRESS:	
ADDRESS:			
		P.O. #:	
PHONE:	714 414 1122 FAX:	SAMPLED BY:	Travis Dagdigian

	Sample ID	Date	Time	Matrix	Container Number/Size	Pres.	ANALYSIS REQUEST: TPH D	PCB	Test Instructions & Comments
1	lift-5C-10	6/16/15	1326	S	one	—	X		
2	lift-5R-5		1325				X		
3	lift-3C-10		1323						
4	lift-3R-4		1322						
5	lift-4RC-4		1324						
6	lift-2C-10		1320						
7	lift-2R-3		1319						
8	lift-1R-5		1316						
9	lift-1C-10		1314						
10									
11									
12									
13									
14									
15									

Total No. of Samples: Method of Shipment: Preservative: 1= Ice 2 =HCl 3 =HNO_3 4 =H_2SO_4 5 =NaOH 6 =Other

Relinquished by 1.	Received By: 1.	Relinquished by 2.	Received By: 2.	Relinquished by 3.	Received By: 3.
Signature:	Signature:	Signature:	Signature:	Signature:	Signature:
Printed Name: Travis D.	Printed Name:	Printed Name:	Printed Name:	Printed Name:	Printed Name:
Date: 6/16/15 Time: 17:21	Date: 6/16/15 Time: 17:21	Date: Time:	Date: Time:	Date: Time:	Date: Time:

Distribution: White - Laboratory Canary - Laboratory Pink - Project/Account Manager Goldenrod - Sampler/Originator

MONTROSE ENVIRONMENTAL

Associated Laboratories
Environmental Analytical Services

SAMPLE ACCEPTANCE CHECKLIST

Section 1

Client: Bentley Real Estate Project: Bentley Real Estate-Covina

Date Received: 6-11-15 Sampler's Signature Present: (Yes) No

Sample temperature: _____

Sample(s) received in cooler: (Yes) No (Skip Section 2)

Shipping Information: _____

Section 2

Was the cooler packed with: ✓ Ice ____ Ice Packs ___ Bubble Wrap ___ Styrofoam ____ Paper ____None ___ Other_____

Cooler 1Temperature: 6.0°C Cooler 2Temperature:_____ Cooler 3 Temperature:_____ *(Acceptance range is 0 to 6 Deg. C. or arrival on ice; For Microbiology sample ≤ 10 Deg. C or arrival on ice)*

Section 3	YES	NO	N/A
Was a COC received?	✓		
Were IDs present?	✓		
Were sampling dates & times present?	✓		
Was a signature present?	✓		
Were tests clearly indicated?	✓		
Were custody seals present?		✓	
If Yes – were they intact?			✓
Were all samples sealed in plastic bags?	✓		
Did all samples arrive intact? If no, indicate below.	✓		
Did all bottle labels agree with COC? (ID, dates and times)	✓		
Were correct containers used for the tests required?	✓		
Was a sufficient amount of sample sent for tests indicated?	✓		
Was there headspace in VOA vials?			✓
Were the containers labeled with correct preservatives?			✓
Was total residual chlorine measured (Fish Bioassay samples only)? * **If the answer is no, please inform Fish Bioassay Dept. immediately.*			✓

Section 4

Explanations/Comments

Section 5

Was Project Manager notified of discrepancies: Y / N (N/A)

Project Manager's response:_____

Completed By: _____ Date: 6/11/15

Associated Laboratories of Montrose Environmental Group ,Inc.
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www.associatedlabs.com

Associated Laboratories
806 N. Batavia - Orange, CA 92868
Tel: (714)771-6900 Fax: (714)538-1209
www.associatedlabs.com
info@associatedlabs.com

MONTROSE ENVIRONMENTAL

Client: Waterstone Environmental Inc.
Address: 2936 E. Coronado St.
Anaheim, CA 92806

Attn: Rusty Vogl

Comments: Bentley Real Estate-Covina

Lab Request: 357307
Report Date: 07/08/2015
Date Received: 06/16/2015
Client ID: 8064

This laboratory request covers the following listed samples which were analyzed for the parameters indicated on the attached Analytical Result Report. All analyses were conducted using the appropriate methods. Methods accredited by NELAC are indicated on the report. This cover letter is an integral part of the final report.

Sample #	Client Sample ID
357307-001	Lift-1R-4
357307-002	Lift-1C-8
357307-003	Lift-2RC-4

Thank you for the opportunity to be of service to your company. Please feel free to call if there are any questions regarding this report or if we can be of further service.

QA Review performed by: Jennifer Wu

NOTE: Unless notified in writing, all samples will be discarded by appropriate disposal protocol 45 days from date reported.

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Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 14:41 **Site:**
Sample #: **357307-001** **Client Sample #:** Lift-1R-4 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B *NELAC* **Prep Method:** EPA 3545						**QCBatchID:** QC1156147		
TPH Motor Oil	**33200**	500	2500	mg/Kg		06/24/15	LW	

Surrogate	*% Recovery*	*Limits*	*Notes*
Triacontane (SUR)	*00*	*60-140*	*S* *Sample has a large amount of oil. And as*

Method: EPA 8082 *NELAC* Prep Method: EPA 3545						QCBatchID: QC1156386	
PCB-1016	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW
PCB-1221	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW
PCB-1232	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW
PCB-1242	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW
PCB-1248	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW
PCB-1254	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW
PCB-1260	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW
PCB-1262	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW
PCB-1268	ND	10	0.5	mg/Kg	07/01/15	07/06/15	LW

Surrogate	*% Recovery*	*Limits*	*Notes*
Decachlorobiphenyl DCB (SUR)	*234*	*36-136*	*S* *oil sample*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 14:43 **Site:**
Sample #: **357307-002** **Client Sample #:** Lift-1C-8 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B *NELAC* **Prep Method:** EPA 3545						**QCBatchID:** QC1156147		
TPH Motor Oil	**2550**	50	250	mg/Kg		06/24/15	LW	

Surrogate	*% Recovery*	*Limits*	*Notes*
Triacontane (SUR)	*00*	*60-140*	*S*

Matrix: Solid **Client:** Waterstone Environmental Inc. **Collector:** Client
Sampled: 06/16/2015 14:45 **Site:**
Sample #: **357307-003** **Client Sample #:** Lift-2RC-4 **Sample Type:**

Analyte	Result	DF	RDL	Units	Prepared	Analyzed	By	Notes
Method: EPA 8015B *NELAC* **Prep Method:** EPA 3545						**QCBatchID:** QC1156147		
TPH Motor Oil	**15200**	200	1000	mg/Kg		06/24/15	LW	

Surrogate	*% Recovery*	*Limits*	*Notes*
Triacontane (SUR)	*00*	*60-140*	*S*

QCBatchID: QC1156147	**Analyst:** lytagas	**Method:** EPA 8015B	
Matrix: Solid	**Analyzed:** 06/24/2015	**Instrument:** SVOA-GC (group)	

Blank Summary

Analyte	Blank Result	Units		RDL	Notes	
QC1156147MB1						
1,1-biphenyl	ND	mg/Kg		0.4		
1,1-oxybisbenzene	ND	mg/Kg		0.4		
TPH Diesel	ND	mg/Kg		1		
TPH Motor Oil	ND	mg/Kg		5		

Lab Control Spike/ Lab Control Spike Duplicate Summary

Analyte	Spike Amount LCS	Spike Amount LCSD	Spike Result LCS	Spike Result LCSD	Units	Recoveries LCS	Recoveries LCSD	RPD	Limits %Rec	Limits RPD	Notes
QC1156147LCS1											
TPH Diesel	25		20.6		mg/Kg	82			70-130		

Matrix Spike/Matrix Spike Duplicate Summary

Analyte	Sample Amount	Spike Amount MS	Spike Amount MSD	Spike Result MS	Spike Result MSD	Units	Recoveries MS	Recoveries MSD	RPD	Limits %Rec	Limits RPD	Notes
QC1156147MS1, QC1156147MSD1												**Source: 357307-002**
TPH Diesel	2230	25	25	6510	8760	mg/Kg	17120	26120	29.5	70-130	30	NC

QCBatchID: QC1156386	**Analyst:** lwong	**Method:** EPA 8082	
Matrix: Solid	**Analyzed:** 07/06/2015	**Instrument:** SVOA-GC (group)	

Blank Summary

Analyte	Blank Result	Units		RDL	Notes	
QC1156386MB1						
PCB-1016	ND	mg/Kg		0.05		
PCB-1221	ND	mg/Kg		0.05		
PCB-1232	ND	mg/Kg		0.05		
PCB-1242	ND	mg/Kg		0.05		
PCB-1248	ND	mg/Kg		0.05		
PCB-1254	ND	mg/Kg		0.05		
PCB-1260	ND	mg/Kg		0.05		
PCB-1262	ND	mg/Kg		0.05		
PCB-1268	ND	mg/Kg		0.05		

Lab Control Spike/ Lab Control Spike Duplicate Summary

Analyte	Spike Amount LCS	Spike Amount LCSD	Spike Result LCS	Spike Result LCSD	Units	Recoveries LCS	Recoveries LCSD	RPD	Limits %Rec	Limits RPD	Notes
QC1156386LCS1											
PCB-1260	0.5		0.50		mg/Kg	100			70-130		

Matrix Spike/Matrix Spike Duplicate Summary

Analyte	Sample Amount	Spike Amount MS	Spike Amount MSD	Spike Result MS	Spike Result MSD	Units	Recoveries MS	Recoveries MSD	RPD	Limits %Rec	Limits RPD	Notes
QC1156386MS1, QC1156386MSD1												**Source: 357615-003**
PCB-1260	ND	0.5	0.5	0.42	0.45	mg/Kg	84	90	6.9	50-125	35	

Data Qualifiers and Definitions

Qualifiers

B	Analyte was present in an associated method blank. Associated sample data was reported with qualifier.
B1	Analyte was present in an sample and associated method blank greater than MDL but less than DRL. Associated sample data was reported with qualifier.
BQ1	No valid test replicates. Result may be greater. Best result was reported with qualifier. Sample toxicity possible.
BQ2	No valid test replicates.
BQ3	Minimum DO is less than 1.0 mg/L. Result may be greater and reported with qualifier.
C	Laboratory Contamination.
D	RPD was not within control limits, the sample data was reported without further clarification.
D1	Lesser amount of sample was used due to insufficient amount of sample supplied
DW	Sample result is calculated on a dry weigh basis
J	Reported value is estimated
L	The laboratory control sample (LCS) or laboratory control sample duplicate (LCSD) was out of control limits. Associated sample data was reported with qualifier.
M	The matrix spike (MS) or matrix spike duplicate (MSD) was not within control limits due to matrix interference. The associated LCS and/or LCSD was within control limits and the sample data was reported without further clarification.
NC	The analyte concentration in the sample exceeded the spike level by a factor of four or greater, spike recovery and limits do not apply.
P	Sample was received without proper preservation according to EPA guidelines.
P1	Temperature of refrigerator was out of acceptance limit due to technical difficulty.
Q1	Analyte Calibration Verification exceeds criteria and the result was reported with qualifier.
Q2	Analyte calibration was not verified and the result was estimated and reported with qualifier.
Q3	Analyte initial calibration was not available or exceeds criteria. The result was estimated and reported with qualifier.
Q4	Analyte result out of calibration range and was reported with qualifier
S	The surrogate recovery was out of control limits due to matrix interference. The associated method blank surrogate recovery was within control limits and the sample data was reported without further clarification.
T	Sample was extracted/analyzed past the holding time.
T1	Reanalysis was reported past hold time due to failing replicates in the original analysis (BOD only).
T2	Sample was analyzed ASAP but received and analyzed past the 15 minute holding time.
T3	Sample received and analyzed out of hold time per client's request
T4	Sample was analyzed out of hold time per client's request
T5	Reanalysis was reported past hold time. The original analysis was within hold time, but not reportable.
T6	Hold time is indeterminable due to unspecified sampling time.

Definitions

DF	Dilution Factor
MDL	Method Detection Limit. Result is reported ND when it is less than or equal to MDL.
ND	Analyte was not detected or was less than the detection limit.
RDL	Reporting Detection Limit
TIC	Tentatively Identified Compounds

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MONTROSE ENVIRONMENTAL

Chain of Custody Record

Lab Job No. 355807
Page 1 of 1

REQUIRED TURN AROUND TIME: Standard: X
72 Hours: _____ 48 Hours: _____ 24 Hours: _____

CUSTOMER INFORMATION		PROJECT INFORMATION	
COMPANY	Bentley Real Estate	PROJECT NAME:	Bentley Real Estate - Covina
SEND REPORT TO:	Tarif Alhassen	NUMBER:	
EMAIL:	Tarif@alhassen.com	ADDRESS:	
ADDRESS:	141 Geneva Place		
		P.O. #:	
PHONE:	714 414 1182 FAX:	SAMPLED BY:	

	Sample ID	Date	Time	Matrix	Container Number/Size	Pres.	ANALYSIS REQUEST: TPH D	Test Instructions & Comments
1	Lift-1R-4	6/16/15	1441	S	one	—	X	
2	Lift-1C-8	↓	1443	S	↓	—	X	
3	Lift-2RC-4	↓	1445	S	↓	—	X	
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								

Total No. of Samples: Method of Shipment:

Preservative: 1= Ice 2 =HCl 3 =HNO_3 4 =H_2SO_4 5 =NaOH 6 =Other

Relinquished by 1.	Received By: 1.	Relinquished by 2.	Received By: 2.	Relinquished by 3.	Received By: 3.
Signature:	Signature:	Signature:	Signature:	Signature:	Signature:
Printed Name: Travis D	Printed Name:	Printed Name:	Printed Name:	Printed Name:	Printed Name:
Date: 6/16/15 Time: 17:21	Date: 6/16/15 Time: 17:2	Date: Time:	Date: Time:	Date: Time:	Date: Time:

Distribution: White - Laboratory Canary - Laboratory Pink - Project/Account Manager Goldenrod - Sampler/Originator

MONTROSE ENVIRONMENTAL

Associated Laboratories
Environmental Analytical Services

SAMPLE ACCEPTANCE CHECKLIST

Section 1
Client: Bentley Real Estate Project: Covina
Date Received: 6-16-15 Sampler's Signature Present: Yes No
Sample temperature: _____
Sample(s) received in cooler: Yes No (Skip Section 2)
Shipping Information: _____

Section 2
Was the cooler packed with: ✓ Ice ✓ Ice Packs ___ Bubble Wrap ___ Styrofoam
___ Paper ___ None ___ Other _____
Cooler 1Temperature: 6.0°C Cooler 2Temperature: _____ Cooler 3 Temperature: _____ *(Acceptance range is 0 to 6 Deg. C. or arrival on ice; For Microbiology sample ≤ 10 Deg. C or arrival on ice)*

Section 3	YES	NO	N/A
Was a COC received?	✓		
Were IDs present?	✓		
Were sampling dates & times present?	✓		
Was a signature present?	✓		
Were tests clearly indicated?	✓		
Were custody seals present?		✓	
If Yes – were they intact?			✓
Were all samples sealed in plastic bags?	✓		
Did all samples arrive intact? If no, indicate below.	✓		
Did all bottle labels agree with COC? (ID, dates and times)	✓		
Were correct containers used for the tests required?	✓		
Was a sufficient amount of sample sent for tests indicated?	✓		
Was there headspace in VOA vials?			✓
Were the containers labeled with correct preservatives?			✓
Was total residual chlorine measured (Fish Bioassay samples only)? * **If the answer is no, please inform Fish Bioassay Dept. immediately.*			✓

Section 4
Explanations/Comments

Section 5
Was Project Manager notified of discrepancies: Y / N N/A
Project Manager's response: _____

Completed By: M. Ebert Date: 6/16/15

Appendix K
State of California State Water Resources Control Board Order WQ 2014-0192-UST Low-Threat Closure for UST Case dated November 15, 2014
and
UST Case Closure Letter Dated April 8, 2015

STATE OF CALIFORNIA

STATE WATER RESOURCES CONTROL BOARD

ORDER WQ 2014-0192-UST

In the Matter of Underground Storage Tank Case Closure Pursuant to Health and Safety Code Section 25296.10 and the Low-Threat Underground Storage Tank Case Closure Policy

---

BY THE EXECUTIVE DIRECTOR:[1]

By this order, the Executive Director directs closure of the underground storage tank (UST) case at the site listed below, pursuant to section 25296.10 of the Health and Safety Code.[2] The name of the responsible party, the site name, the site address, the Underground Storage Tank Cleanup Fund (Fund) claim number if applicable, current and former lead agencies, and case numbers are as follows:

Clippinger Leasing (Responsible Party)
West Covina Motors, Inc.
137 West San Bernardino Road, Covina, Los Angeles County
State Water Resources Control Board, Division of Water Quality, Case No. N/A (Current)
Los Angeles County Department of Public Works, Case No. 009843-009684 (Former)

I. STATUTORY AND PROCEDURAL BACKGROUND

Upon review of a UST case, the State Water Resources Control Board (State Water Board) is authorized to close or require closure of a UST case where an unauthorized release has occurred, if the State Water Board determines that corrective action at the site is in compliance with all of the requirements of subdivisions (a) and (b) of section 25296.10. The State Water Board, or in certain cases the State Water Board Executive Director, may close a case or require the closure of a UST case. Closure of a UST case is appropriate where the

[1] State Water Board Resolution No. 2012-0061 delegates to the Executive Director the authority to close or require the closure of any UST case if the case meets the criteria found in the State Water Board's Low-Threat Underground Storage Tank Case Closure Policy adopted by State Water Board Resolution No. 2012-0016.

[2] Unless otherwise noted, all references are to the California Health and Safety Code.

corrective action ensures the protection of human health, safety, and the environment and where the corrective action is consistent with: 1) Chapter 6.7 of division 20 of the Health and Safety Code and implementing regulations; 2) Any applicable waste discharge requirements or other orders issued pursuant to division 7 of the Water Code; 3) All applicable state policies for water quality control; and 4) All applicable water quality control plans.

State Water Board staff has completed a review of the UST case identified above, and recommends that this case be closed. The recommendation is based upon the facts and circumstances of this particular UST case. The UST case record that is the basis for determining compliance with the Water Quality Control Policy for Low-Threat Underground Storage Tank Case Closures (Low-Threat Closure Policy or Policy) is available on the State Water Board's GeoTracker database.

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000000549

Low-Threat Closure Policy

In State Water Board Resolution No. 2012-0016, the State Water Board adopted the Low-Threat Closure Policy. The Policy became effective on August 17, 2012. The Policy establishes consistent statewide case closure criteria for certain low-threat petroleum UST sites. In the absence of unique attributes or site-specific conditions that demonstrably increase the risk associated with residual petroleum constituents, cases that meet the general and media-specific criteria in the Low-Threat Closure Policy pose a low-threat to human health, safety, the environment, and are appropriate for closure under Health and Safety Code section 25296.10. The Policy provides that if a regulatory agency determines that a case meets the general and media-specific criteria of the Policy, then the regulatory agency shall notify responsible parties and other specified interested persons that the case is eligible for case closure. Unless the regulatory agency revises its determination based on comments received on the proposed case closure, the Policy provides that the agency shall issue a uniform closure letter as specified in Health and Safety Code section 25296.10. The uniform closure letter may only be issued after the expiration of the 60-day comment period, proper destruction or maintenance of monitoring wells or borings, and removal of waste associated with investigation and remediation of the site.

Health and Safety Code section 25299.57, subdivision (l)(1) provides that claims for reimbursement of corrective action costs that are received by the Fund more than 365 days after the date of a uniform closure letter or a letter of commitment, whichever occurs later, shall not be reimbursed unless specified conditions are satisfied.

II. FINDINGS

Based upon the facts in the UST record and the hydrogeologic conditions at the site, the State Water Board finds that corrective action taken to address the unauthorized release of petroleum at the UST release site identified as:

Clippinger Leasing (Responsible Party)
West Covina Motors, Inc.
137 West San Bernardino Road, Covina, Los Angeles County
State Water Resources Control Board, Division of Water Quality, Case No. N/A (Current)
Los Angeles County Department of Public Works, Case No. 009843-009684 (Former)

ensures protection of human health, safety, and the environment and is consistent with Chapter 6.7 of division 20 of the Health and Safety Code and implementing regulations, the Low-Threat Closure Policy and other water quality control policies and applicable water quality control plans.

Pursuant to the Low-Threat Closure Policy, notification has been provided to all entities that are required to receive notice of the proposed case closure, a 60-day comment period has been provided to notified parties, and any comments received have been considered by the State Water Board in determining that the case should be closed.

Pursuant to section 21080.5 of the Public Resources Code, environmental impacts associated with the adoption of this Order were analyzed in the substitute environmental document (SED) the State Water Board approved on May 1, 2012. The SED concludes that all environmental effects of adopting and implementing the Low Threat Closure Policy are less than significant, and environmental impacts as a result of adopting this Order in compliance with the Policy are no different from the impacts that are reasonably foreseen as a result of the Policy itself. A Notice of Decision was filed August 17, 2012. No new environmental impacts or any additional reasonably foreseeable impacts beyond those that were addressed in the SED will result from adopting this Order.

The UST case identified above may be the subject of orders issued by the Regional Water Quality Control Board (Regional Water Board) pursuant to division 7 of the Water Code. Any orders that have been issued by the Regional Water Board pursuant to division 7 of the Water Code, or directives issued by a Local Oversight Program (LOP) agency for this case should be rescinded to the extent they are inconsistent with this Order.

III. ORDER

IT IS THEREFORE ORDERED that:

A. The UST case identified in Section II of this Order, meeting the general and media-specific criteria established in the Low-Threat Closure Policy, be closed in accordance with the following conditions and after the following actions are complete. Prior to the issuance of a uniform closure letter, the responsible party is ordered to:

1. Properly destroy monitoring wells and borings unless the owner of real property on which the well or boring is located certifies that the wells or borings will be maintained in accordance with local or state requirements;

2. Properly remove from the site and manage all waste piles, drums, debris, and other investigation and remediation derived materials in accordance with local or state requirements; and

3. Within six months of the date of this Order, submit documentation to the State Water Board that the tasks in subparagraphs (1) and (2) have been completed.

B. The tasks in subparagraphs (1) and (2) of Paragraph (A) are ordered pursuant to Health and Safety Code section 25296.10 and failure to comply with these requirements may result in the imposition of civil penalties pursuant to Health and Safety Code section 25299, subdivision (d)(1). Penalties may be imposed administratively by the State Water Board or Regional Water Board.

C. Within 30 days of notification that the tasks are complete pursuant to Paragraph (A), the Deputy Director of the Division of Water Quality shall issue a uniform closure letter consistent with Health and Safety Code section 25296.10, subdivision (g) and upload the uniform closure letter to GeoTracker.

D. Pursuant to section 25299.57, subdivision (l) (1), and except in specified circumstances, all claims for reimbursement of corrective action costs must be received by the Fund within 365 days of issuance of the uniform closure letter in order for the costs to be considered.

E. Any Regional Water Board or LOP agency directive or order that directs corrective action or other action inconsistent with case closure for the UST case identified in Section II is rescinded, but only to the extent the Regional Water Board order or LOP agency directive is inconsistent with this Order.

Tom Howard
Executive Director

11/15/14
Date

UST CASE CLOSURE SUMMARY

Agency Information

Current Agency Name: State Water Resources Control Board (State Water Board)	Address: 1001 I Street, P.O. Box 2231 Sacramento, CA 95812-2231
Current Agency Caseworker: Mr. Matthew Cohen	Case No.: N/A

Former Agency Name: Los Angeles County Department of Public Works (Prior to 7/1/2013)	Address: 900 South Fremont Avenue Alhambra, CA 91803
Former Agency Caseworker: Mr. John Awujo	Case No.: 009843-009684

Case Information

USTCF Claim No.: None	Global ID: T10000000549
Site Name: West Covina Motors Inc	Site Address: 137 West San Bernardino Road Covina, CA 91724 (Site)
Responsible Party: Clippinger Leasing Attention: Mr. Dale Palmer	Address: P.O. Box 1375 Covina, CA 91722-0375
USTCF Expenditures to Date: N/A	Number of Years Case Open: 27

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000000549

Summary

The Low-Threat Underground Storage Tank Case Closure Policy (Policy) contains general and media-specific criteria, and cases that meet those criteria are appropriate for closure pursuant to the Policy. This case meets all of the required criteria of the Policy.

The release was discovered when six underground storage tanks (USTs) were removed from the Site in January 1987. Low-level petroleum constituents were detected beneath the USTs at approximately 10 feet below ground surface (bgs). Two additional USTs and associated product piping were removed from the Site in August 2002. Petroleum constituents were detected in the vicinity of one of the USTs at an estimated depth between 2 and 10 feet bgs.

The Site is currently unoccupied and was formerly operated as a car dealership and vehicle service center. Groundwater was not encountered during the investigation. The depth to groundwater at the Site is estimated to be greater than 200 feet bgs. The nearest public supply well and surface water body are greater than 1,000 feet from the Site. Additional corrective action will not likely change the conceptual site model. Any residual petroleum constituents pose a low risk to human health, safety, and the environment.

Rationale for Closure under the Policy

- General Criteria – Site **MEETS ALL EIGHT GENERAL CRITERIA** under the Policy.
- Groundwater Media-Specific Criteria – Site releases **HAVE NOT LIKELY AFFECTED GROUNDWATER**. There are not sufficient mobile constituents (leachate, vapors, or light non-aqueous-phase liquids) to cause groundwater to exceed the groundwater criteria.
- Petroleum Vapor Intrusion to Indoor Air Criteria – Site meets **CRITERION (2) b**. A site-specific risk assessment for the vapor intrusion pathway was conducted. The assessment found that there is a low risk of petroleum vapors adversely affecting human health. The quantity of petroleum-impacted soil is small, localized, and adjacent to an open air loading dock unlikely to be subject to indoor vapor intrusion.
- Direct Contact and Outdoor Air Exposure Criteria – Site meets **CRITERION (3) b**. A site-specific risk assessment of the direct contact and outdoor air exposure pathway was conducted. The assessment found that there is a low risk of residual petroleum constituents adversely affecting human health. The Site meets Table 1 for benzene and naphthalene exposure. No poly-aromatic hydrocarbon (PAH) data was found in the Site documents, however, the Site is paved over and accidental exposure is prevented. Construction/utility worker exposure would likely be of a very short duration and would, therefore, not present a human health risk.

Recommendation for Closure

The corrective action performed at this Site ensures the protection of human health, safety, and the environment, and is consistent with chapter 6.7 of the Health and Safety Code and implementing regulations, applicable state policies for water quality control, and the applicable water quality control plan, and case closure is recommended.

George Lockwood, PE No. 59556
Senior Water Resource Control Engineer

7/11/14
Date



April 8, 2015

Clippinger Leasing
Attention: Mr. Dane Palmer
P.O. Box 1375
Covina, CA 91722-0375

Dear Mr. Palmer:

UNDERGROUND STORAGE TANK CASE CLOSURE FOR WEST COVINA MOTORS, INC., 137 WEST SAN BERNARDINO ROAD, COVINA, LOS ANGELES COUNTY

This letter confirms completion of a site investigation and remedial action for the underground storage tanks (USTs) case formerly located at the above-described location (Site). This case has the following identifying numbers:

- State Water Resources Control Board (State Water Board), GeoTracker No. T10000000549
- Los Angeles County Department of Public Works, Case No. 009843-009684

Thank you for your cooperation throughout this investigation. Your willingness and promptness when responding to our inquiries concerning the former USTs are greatly appreciated.

Based on information in the above-referenced case file and with the provision that the information provided to this agency was accurate and representative of Site conditions, this agency finds that the investigation and corrective action carried out at your Site is in compliance with the requirements of subdivisions (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 State Water Board UST Cleanup Fund (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 apply:

- Claims are submitted pursuant to section 25299.57 of the Health and Safety Code, subdivision (k) (reopened UST case); or
- Submission within the time frame 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 have any questions regarding this matter, please contact Mr. George Lockwood at (916) 341-5752 or George.Lockwood@waterboards.ca.gov.

Sincerely,



Victoria A. Whitney, Deputy Director
Division of Water Quality

cc: [Via email only]

Mr. Samuel Unger
Los Angeles Regional Water Quality Control Board
(Samuel.Unger@waterboards.ca.gov)

Ms. Paula Rasmussen
Los Angeles Regional Water Quality Control Board
(Paula.Rasmussen@waterboards.ca.gov)

Mr. Yue Rong
Los Angeles Regional Water Quality Control Board
(Yue.Rong@waterboards.ca.gov)

Ms. Frances McChesney
Los Angeles Regional Water Quality Control Board
(Frances.McChesney@waterboards.ca.gov)

Ms. Jennifer Fordyce
Los Angeles Regional Water Quality Control Board
(Jennifer.Fordyce@waterboards.ca.gov)

Mr. David Coupe
Los Angeles Regional Water Quality Control Board
(David.Coupe@waterboards.ca.gov)

Mr. John Awujo
Los Angeles County Department of Public Works
(JAwujo@dpw.lacounty.gov)

Mr. Tim Smith
Los Angeles County Department of Public Works
(TSmith@dpw.lacounty.gov)

Mr. Steven Westhoff
State Water Board
(Steven.Westhoff@waterboards.ca.gov)

cc: Continued next page

cc: (Continued)

Mr. George Lockwood
State Water Board
(George.Lockwood@waterboards.ca.gov)

Mr. Matthew Cohen
State Water Board
(Matthew.Cohen@waterboards.ca.gov)

Appendix E
Aerial Photographs

Bentley Real Estate
137 West San Bernardino Road
Covina, CA 91723

Inquiry Number: 4496450.9
December 21, 2015

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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Date EDR Searched Historical Sources:

Aerial Photography December 21, 2015

Target Property:

137 West San Bernardino Road

Covina, CA 91723

Year	Scale	Details	Source
1928	Aerial Photograph. Scale: 1"=500'	Flight Year: 1928	USGS
1938	Aerial Photograph. Scale: 1"=500'	Flight Year: 1938	USGS
1948	Aerial Photograph. Scale: 1"=500'	Flight Year: 1948	USGS
1954	Aerial Photograph. Scale: 1"=500'	Flight Year: 1954	USGS
1964	Aerial Photograph. Scale: 1"=500'	Flight Year: 1964	USGS
1970	Aerial Photograph. Scale: 1"=500'	Flight Year: 1970	EDR Proprietary Brewster Pacific
1977	Aerial Photograph. Scale: 1"=500'	Flight Year: 1977	EDR Proprietary Brewster Pacific
1981	Aerial Photograph. Scale: 1"=500'	Flight Year: 1981	EDR Proprietary Brewster Pacific
1989	Aerial Photograph. Scale: 1"=500'	Flight Year: 1989	USGS
1990	Aerial Photograph. Scale: 1"=500'	Flight Year: 1990	USGS
1995	Aerial Photograph. Scale: 1"=500'	/DOQQ - acquisition dates: 1995	USGS/DOQQ
2002	Aerial Photograph. Scale: 1"=500'	Flight Year: 2002	USGS
2005	Aerial Photograph. Scale: 1"=500'	Flight Year: 2005	USDA/NAIP
2009	Aerial Photograph. Scale: 1"=500'	Flight Year: 2009	USDA/NAIP
2010	Aerial Photograph. Scale: 1"=500'	Flight Year: 2010	USDA/NAIP
2012	Aerial Photograph. Scale: 1"=500'	Flight Year: 2012	USDA/NAIP


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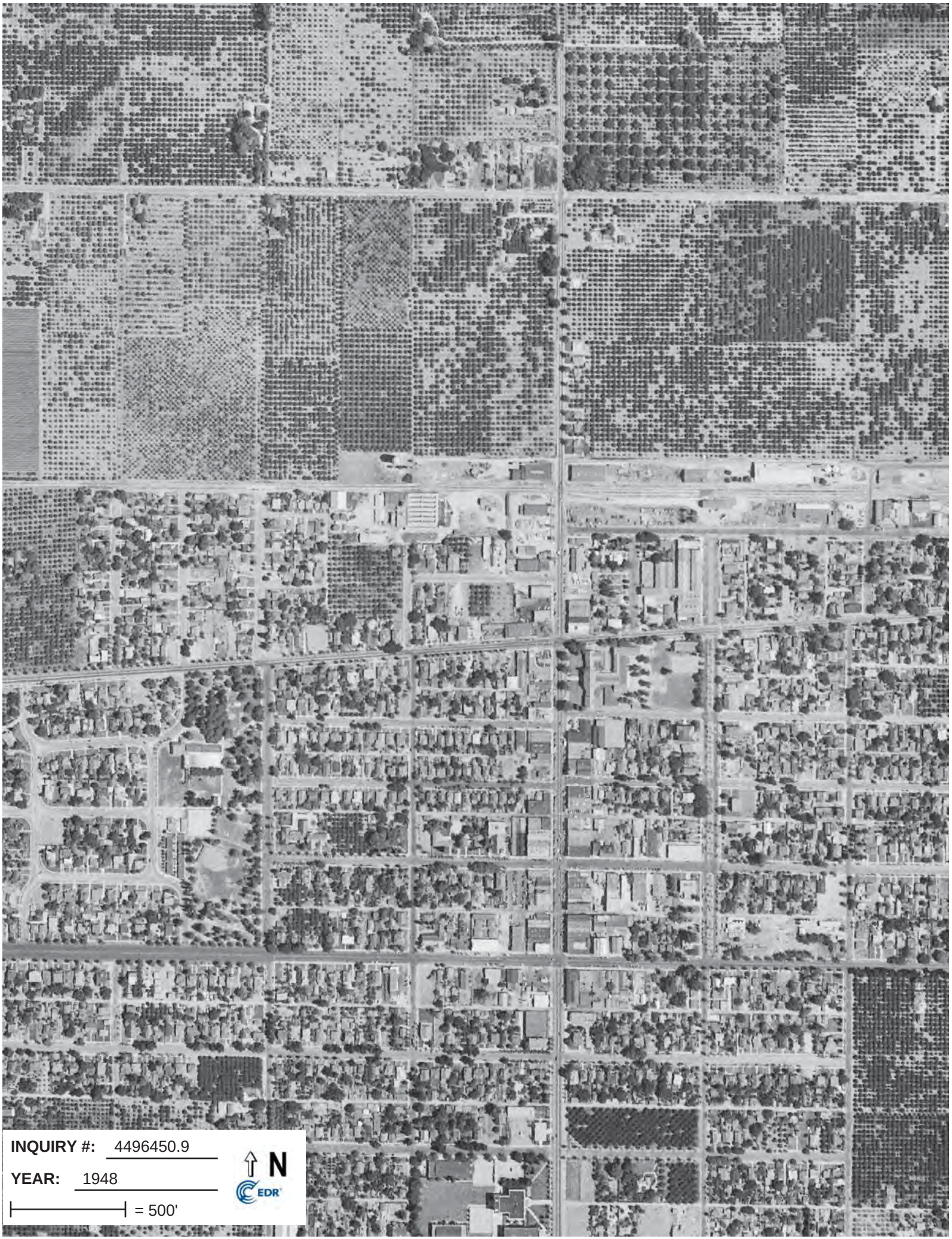
N
EDR


INQUIRY #: 4496450.9
YEAR: 1938
= 500'
N
EDR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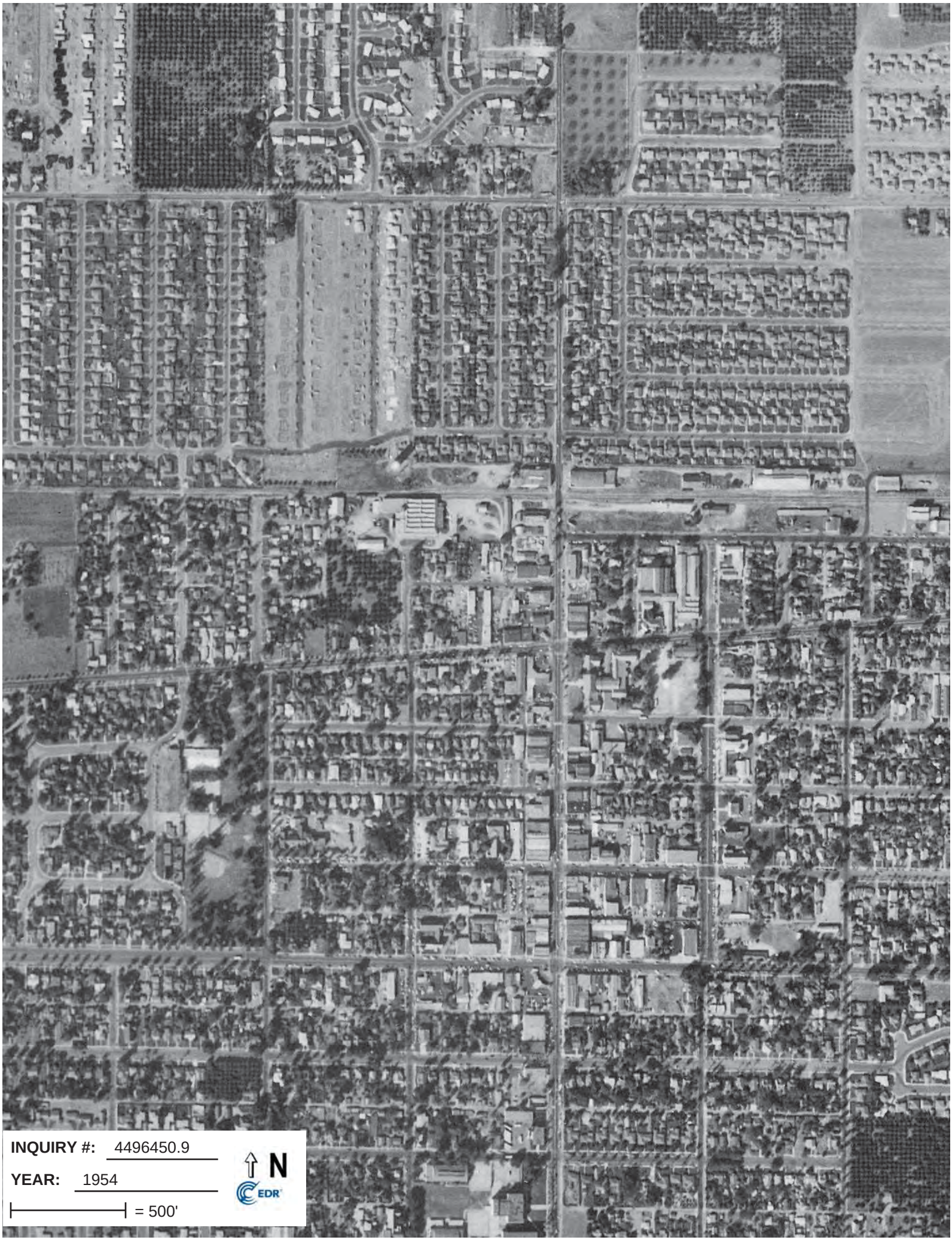
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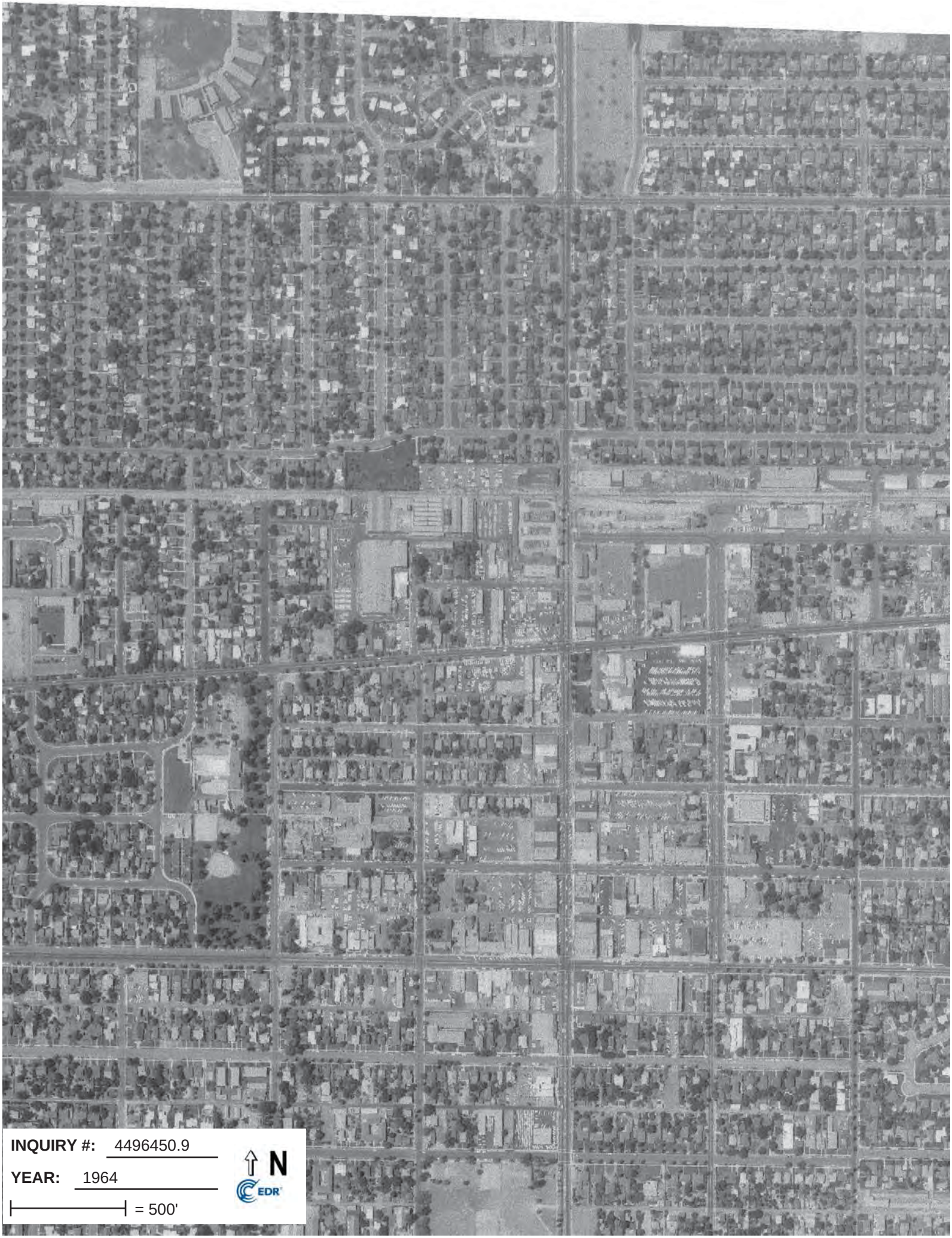
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EDR


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YEAR: 1970
= 500'
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EDR


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YEAR: 1977
= 500'
N
EDR


INQUIRY #: 4496450.9
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= 500'
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EDR


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= 500'
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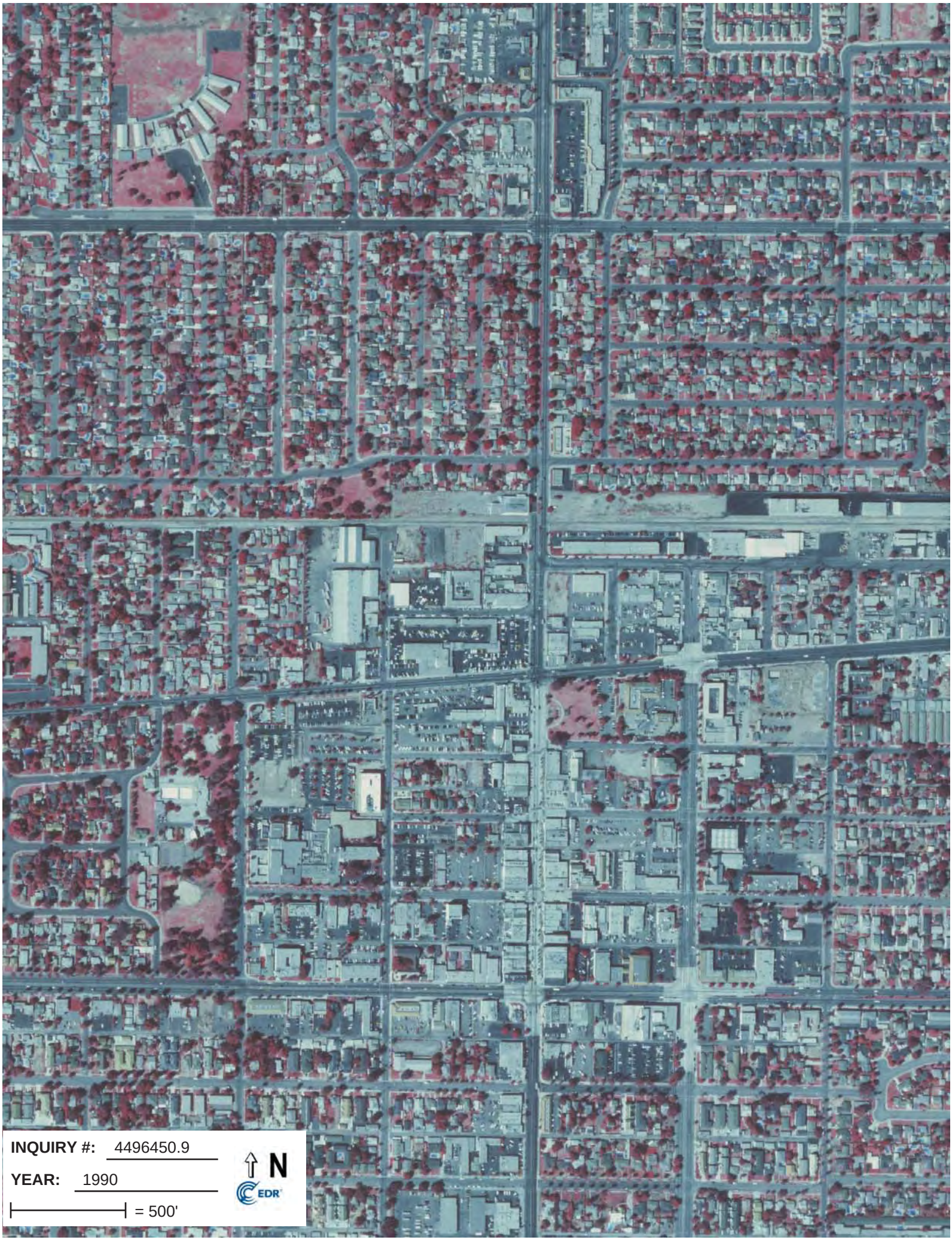
EDR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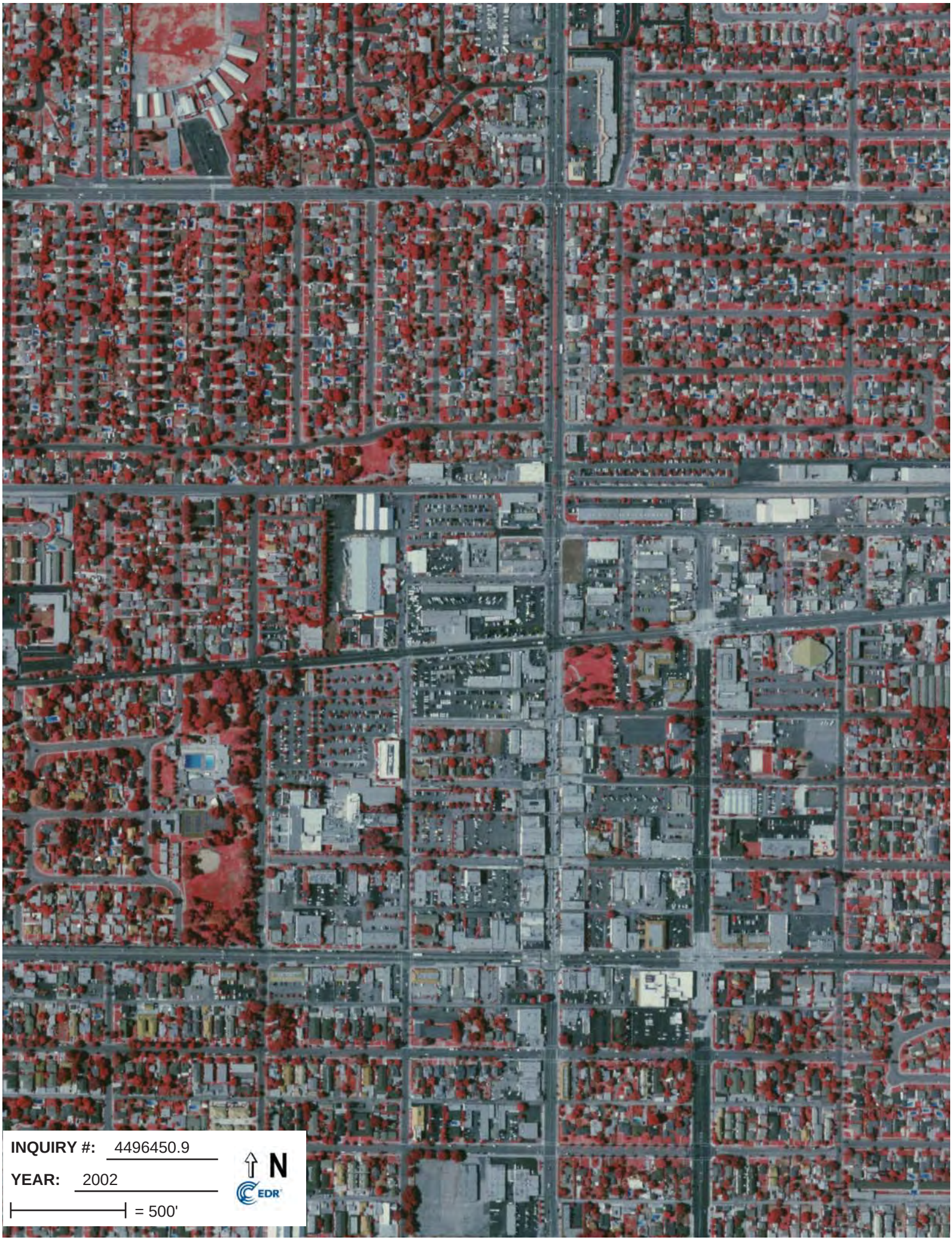
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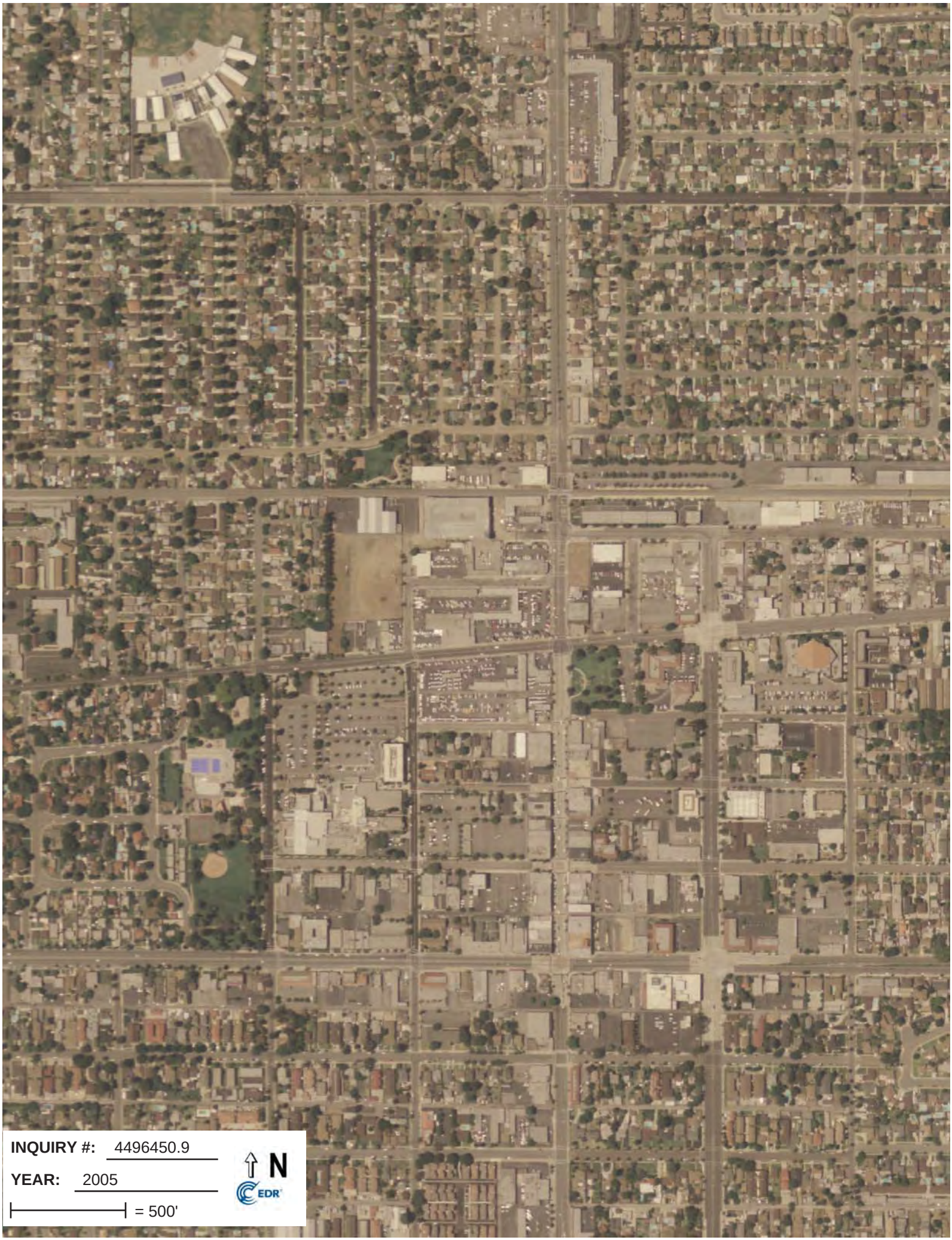
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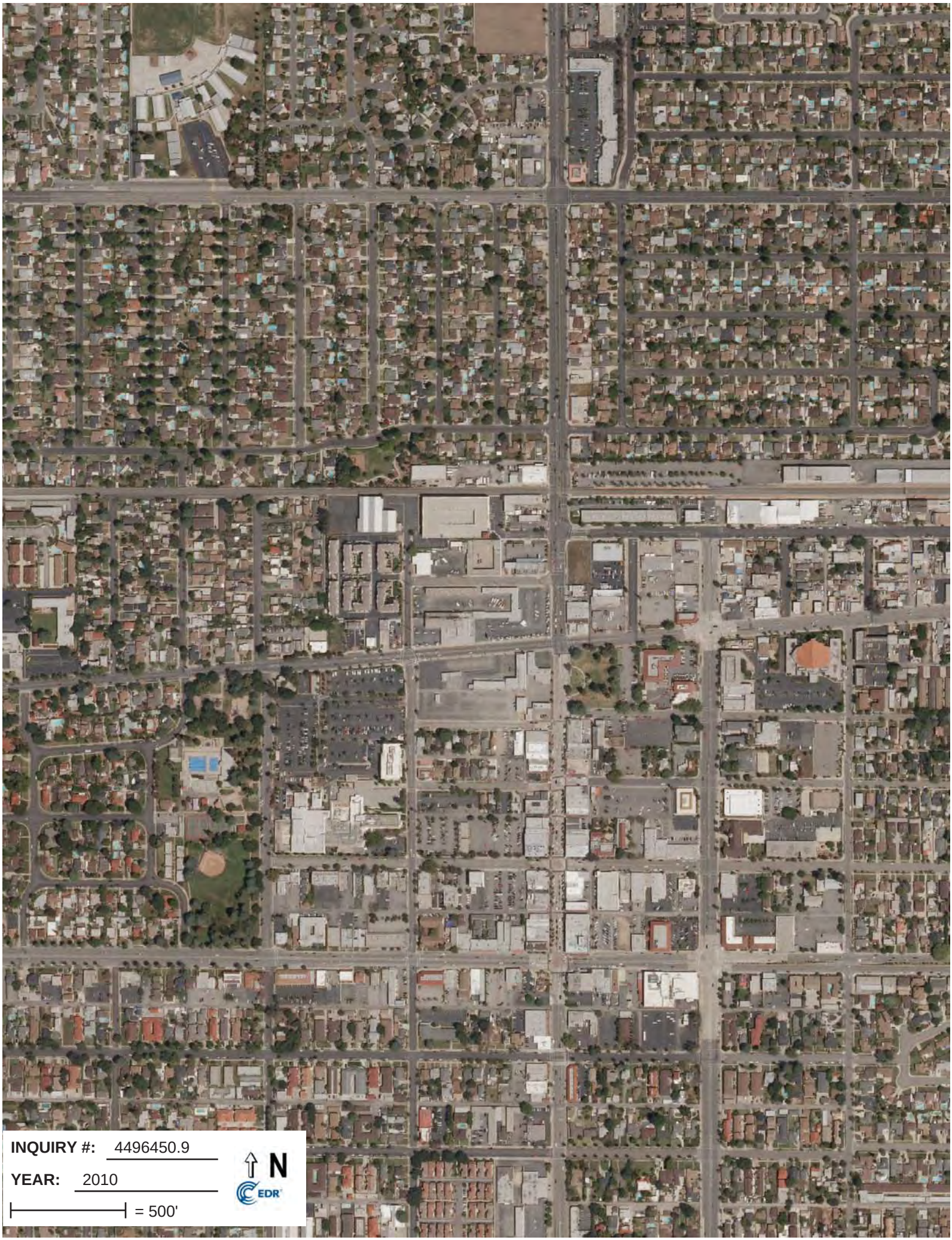
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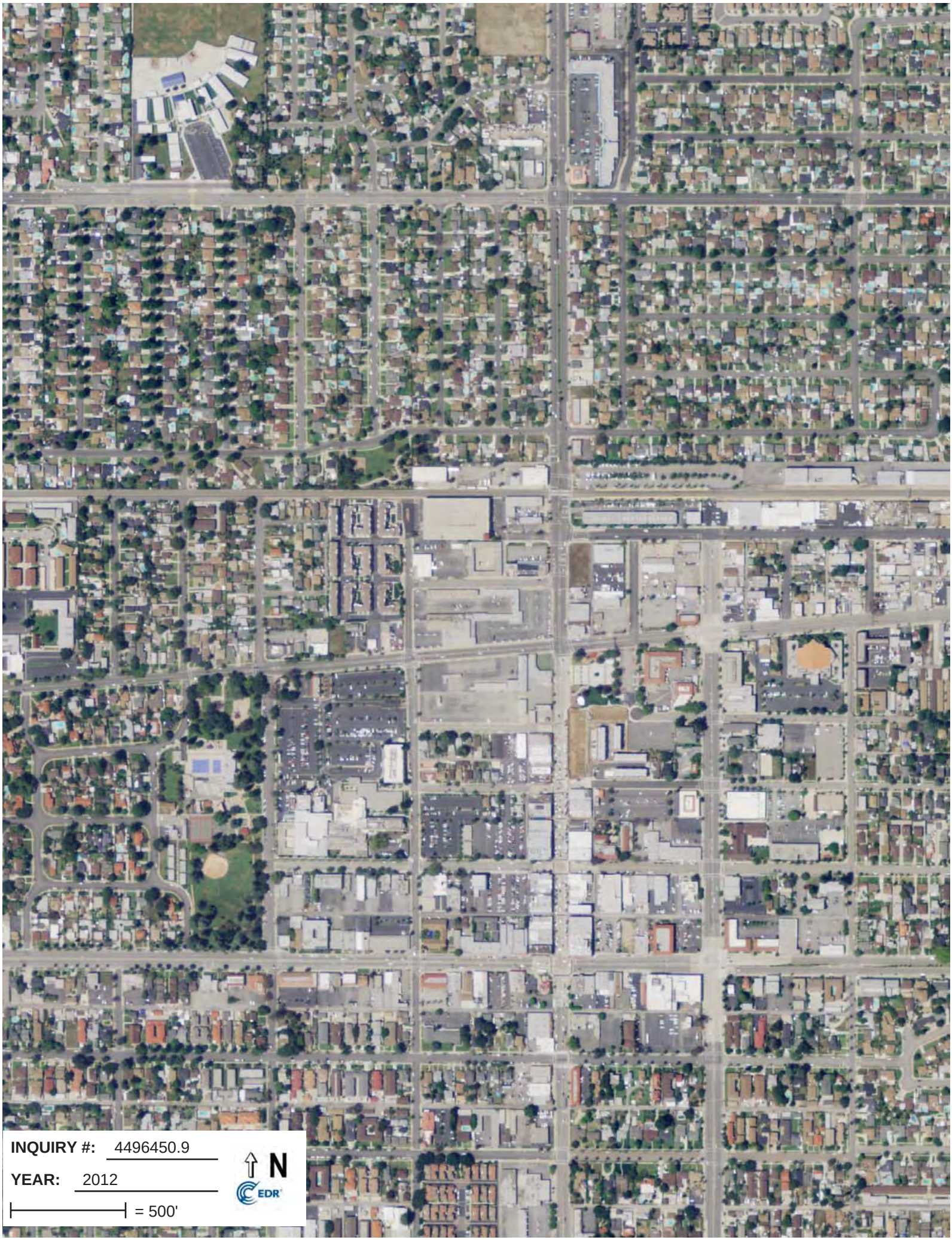
EDR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YEAR: 2012
= 500'
N
EDR

Appendix F
Topographic Map Report

Bentley Real Estate

137 West San Bernardino Road

Covina, CA 91723

Inquiry Number: 4496450.4

December 18, 2015

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

12/18/15

Site Name:
Bentley Real Estate
137 West San Bernardino Roa
Covina, CA 91723
EDR Inquiry # 4496450.4

Client Name:
Waterstone Environmental Inc
2936 E. Coronado Street
Anaheim, CA 92806
Contact: Richard Vogl

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Waterstone Environmental Inc were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

Site Name: Bentley Real Estate
Address: 137 West San Bernardino Roa
City,State,Zip: Covina, CA 91723
P.O.# NA
Project: 15-211

Coordinates:

Latitude: 34.0905 34° 5' 26" North
Longitude: -117.8914 -117° 53' 29" West
UTM Zone: Zone 11 North
UTM X Meters: 417767.30
UTM Y Meters: 3772549.07
Elevation: 554.53' above sea level

Maps Provided:

2012
1981
1972
1966
1953, 1954
1927, 1928
1904
1898
1897
1894

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Topo Sheet Thumbnails

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2012 Source Sheets

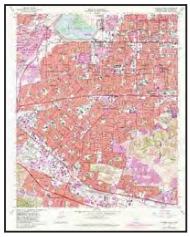


San Dimas
2012
7.5-minute, 24000

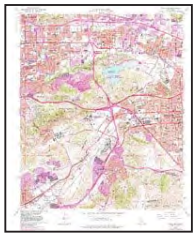


Baldwin Park
2012
7.5-minute, 24000

1981 Source Sheets



Baldwin Park
1981
7.5-minute, 24000
Photo Revised 1981
Aerial Photo Revised 1978



San Dimas
1981
7.5-minute, 24000
Photo Revised 1981
Aerial Photo Revised 1978

1972 Source Sheets



Baldwin Park
1972
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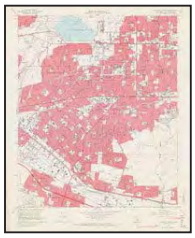
Photo Revised 1972
Aerial Photo Revised 1972



San Dimas
1972
7.5-minute, 24000
Photo Revised 1972
Aerial Photo Revised 1972

1966 Source Sheets



Baldwin Park
1966
7.5-minute, 24000
Aerial Photo Revised 1964



San Dimas
1966
7.5-minute, 24000
Aerial Photo Revised 1964

Topo Sheet Thumbnails

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1953, 1954 Source Sheets



Baldwin Park
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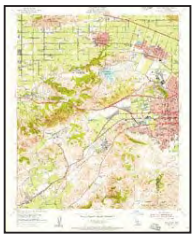
Aerial Photo Revised 1952



San Dimas
1954
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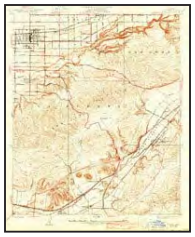
Aerial Photo Revised 1952

1927, 1928 Source Sheets



Covina
1927
7.5-minute, 24000



Glendora
1927
7.5-minute, 24000



Puente
1927
7.5-minute, 24000



Azusa
1928
7.5-minute, 24000

1904 Source Sheets



Pomona
1904
15-minute, 62500

1898 Source Sheets



Pomona
1898
15-minute, 62500

Topo Sheet Thumbnails

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1897 Source Sheets



Pomona
1897
15-minute, 62500

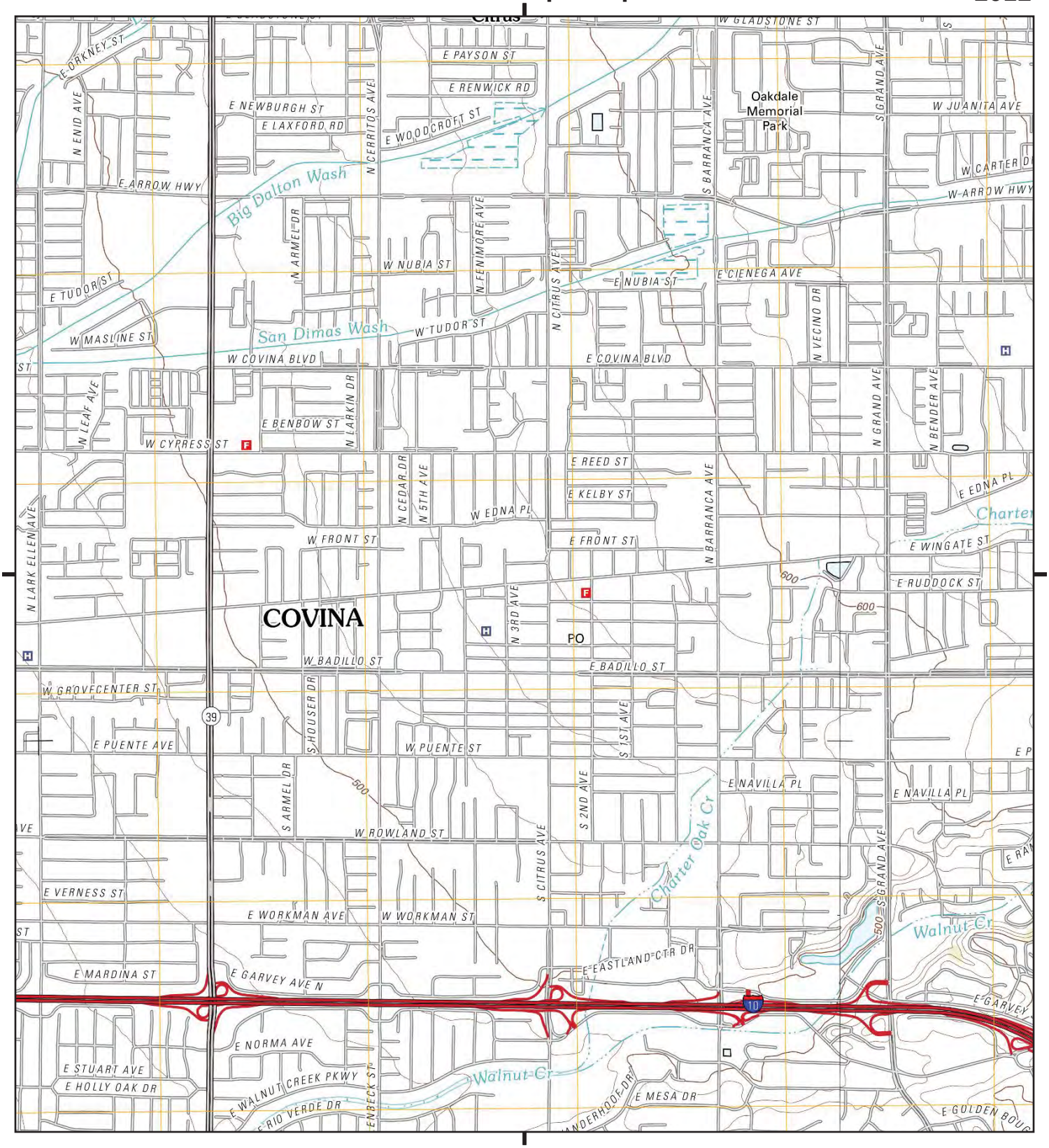
1894 Source Sheets



Pomona
1894
15-minute, 62500

Historical Topo Map

2012



This report includes information from the following map sheet(s).

Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Baldwin Park, 2012, 7.5-minute

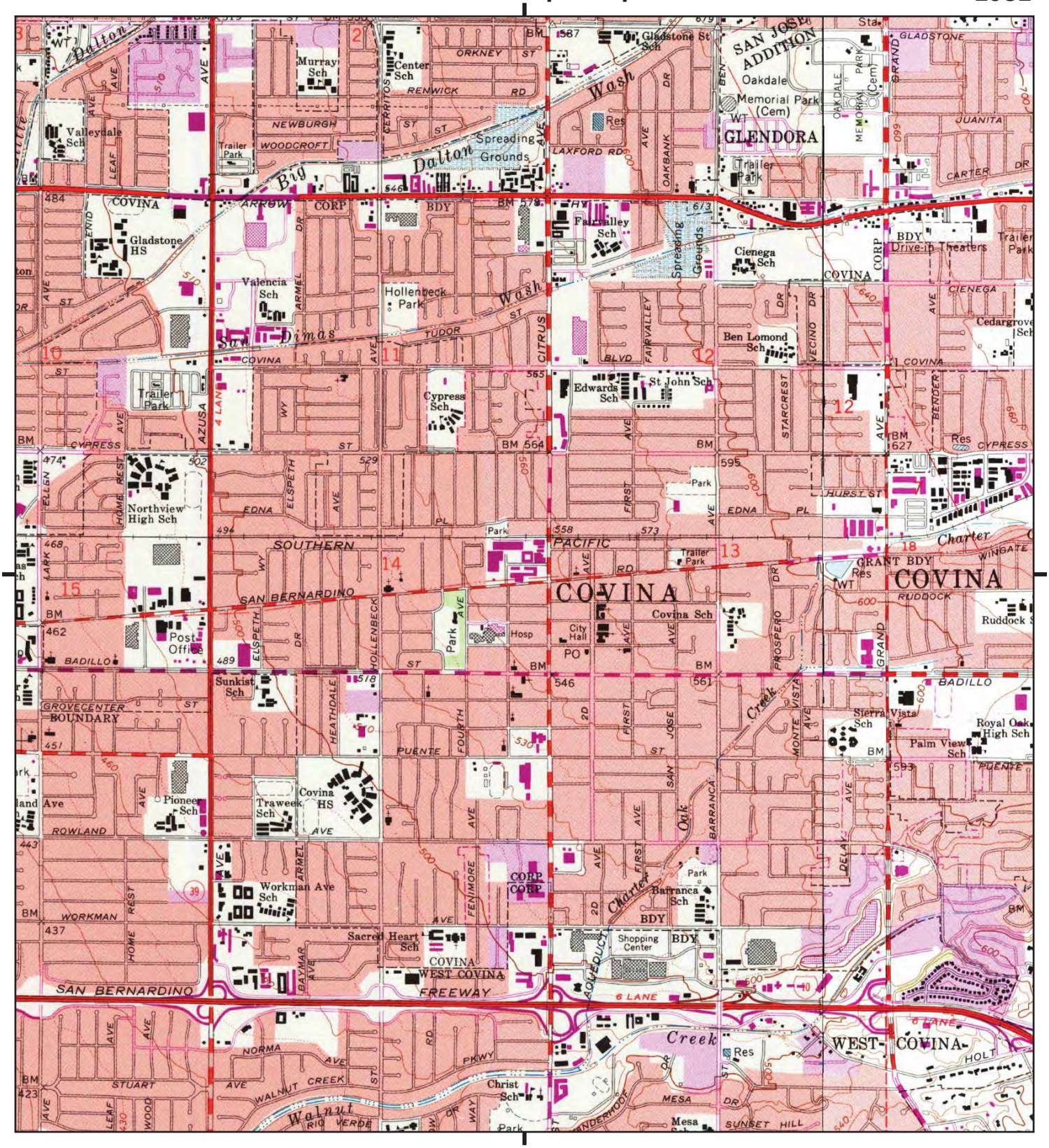
SE, San Dimas, 2012, 7.5-minute

SITE NAME: Bentley Real Estate
ADDRESS: 137 West San Bernardino Road
Covina, CA 91723
CLIENT: Waterstone Environmental Inc

N

Historical Topo Map

1981



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W E
SW S SE

TP, Baldwin Park, 1981, 7.5-minute

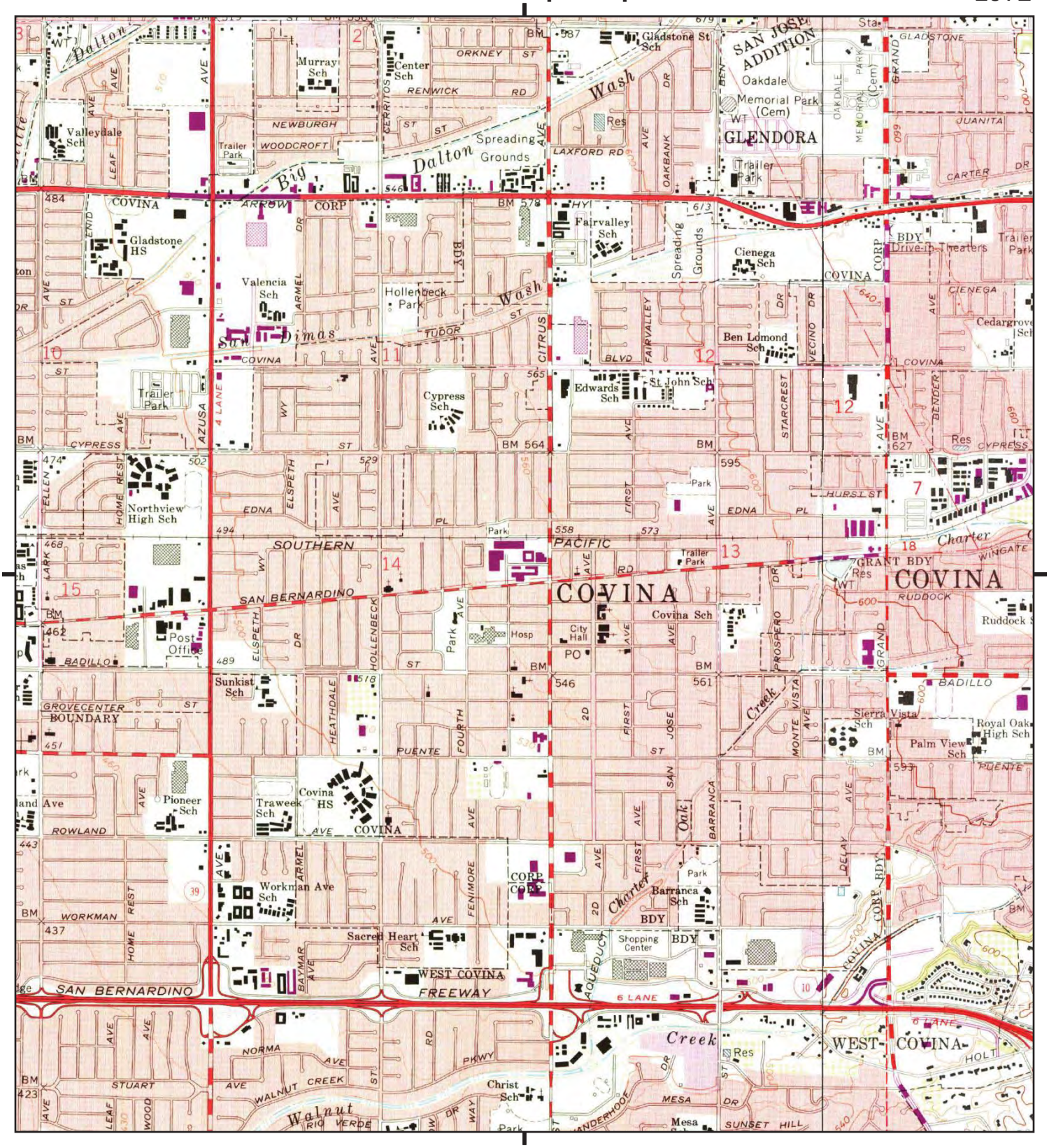
SE, San Dimas, 1981, 7.5-minute

SITE NAME: Bentley Real Estate
ADDRESS: 137 West San Bernardino Road
Covina, CA 91723
CLIENT: Waterstone Environmental Inc

N

Historical Topo Map

1972



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W E
SW S SE

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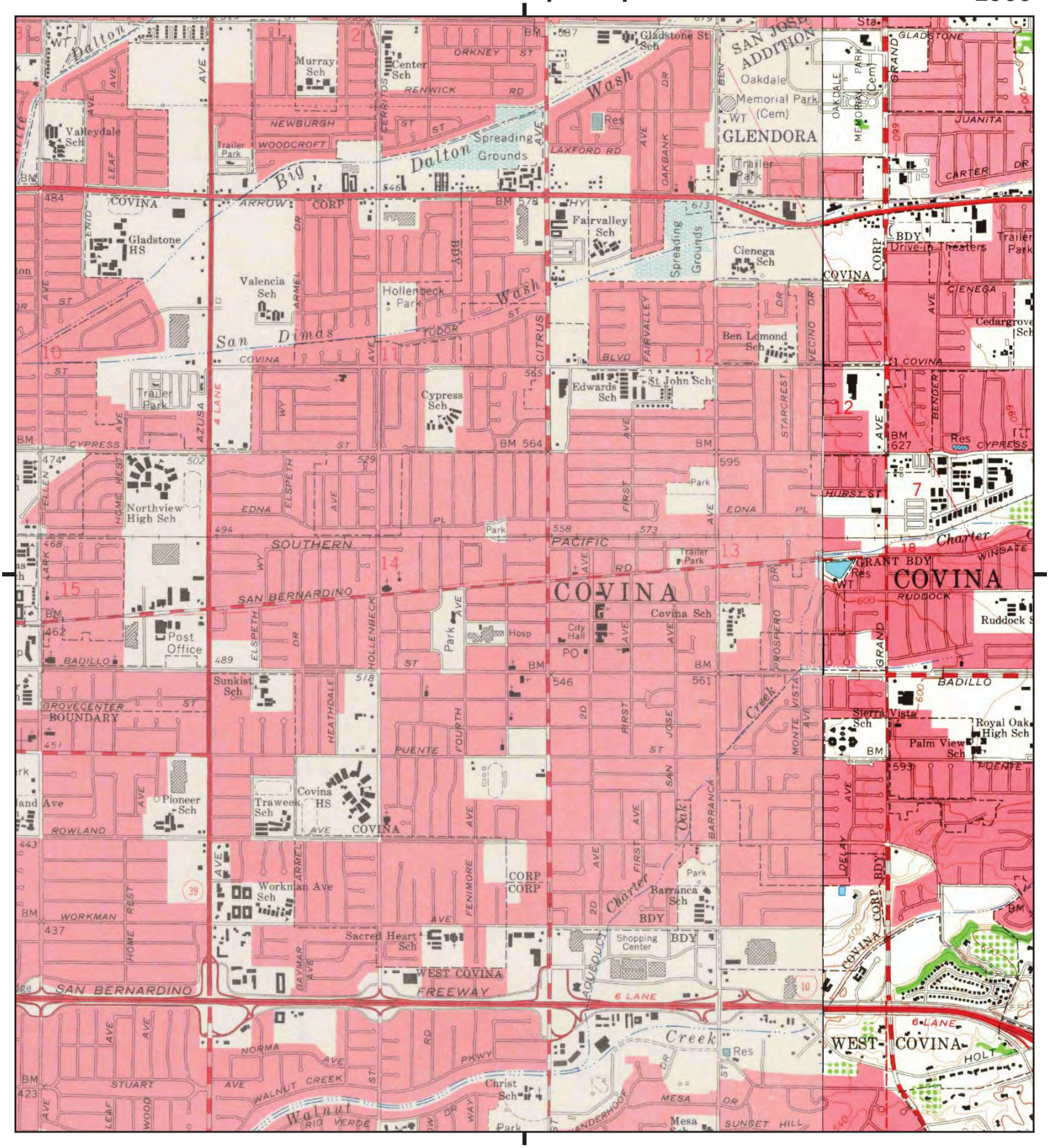
SE, San Dimas, 1972, 7.5-minute

SITE NAME: Bentley Real Estate
ADDRESS: 137 West San Bernardino Road
Covina, CA 91723
CLIENT: Waterstone Environmental Inc

N

Historical Topo Map

1966



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W E
SW S SE

TP, Baldwin Park, 1966, 7.5-minute

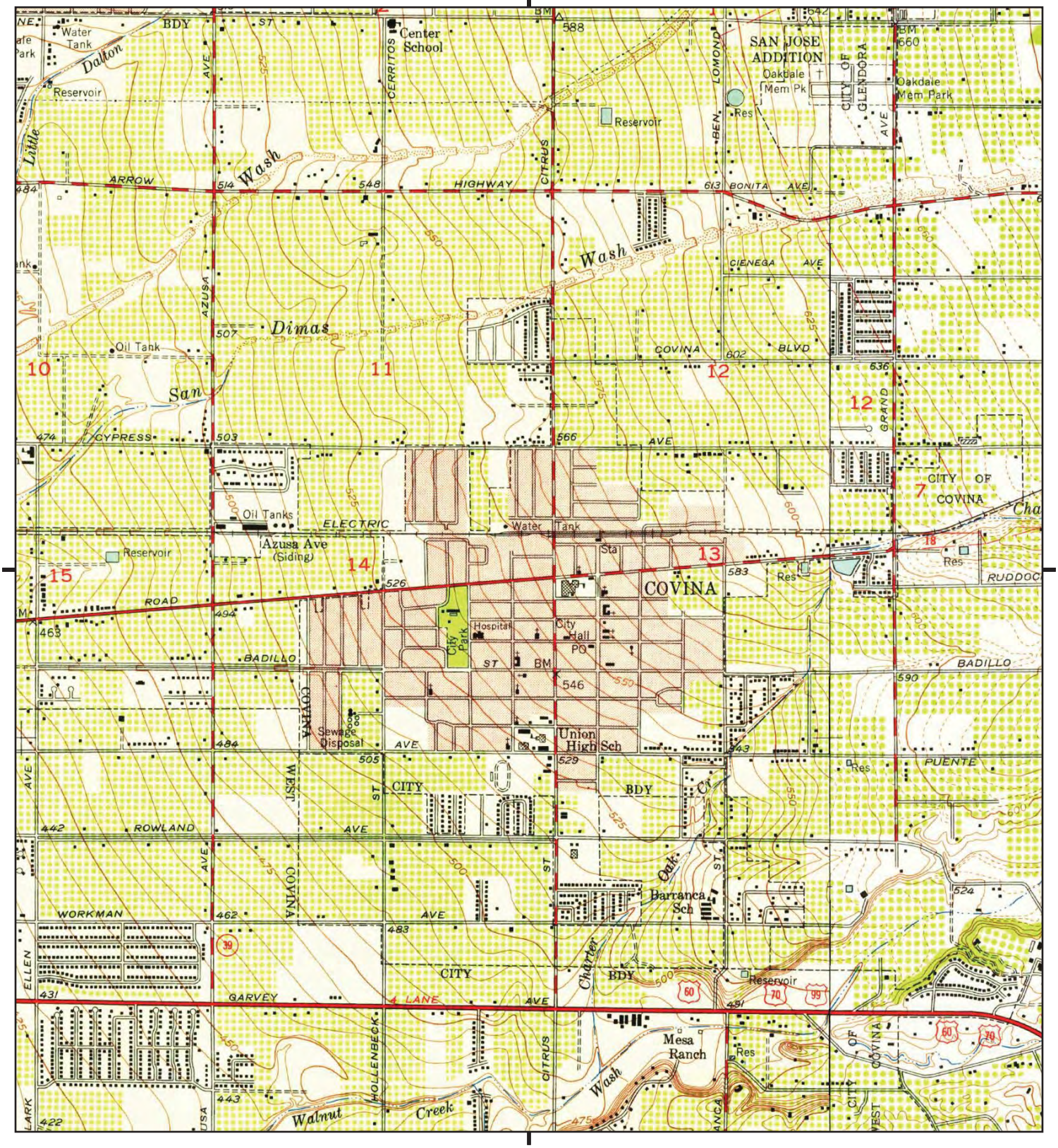
SE, San Dimas, 1966, 7.5-minute

SITE NAME: Bentley Real Estate
ADDRESS: 137 West San Bernardino Road
Covina, CA 91723
CLIENT: Waterstone Environmental Inc

N

Historical Topo Map

1953, 1954



This report includes information from the following map sheet(s).

Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Baldwin Park, 1953, 7.5-minute

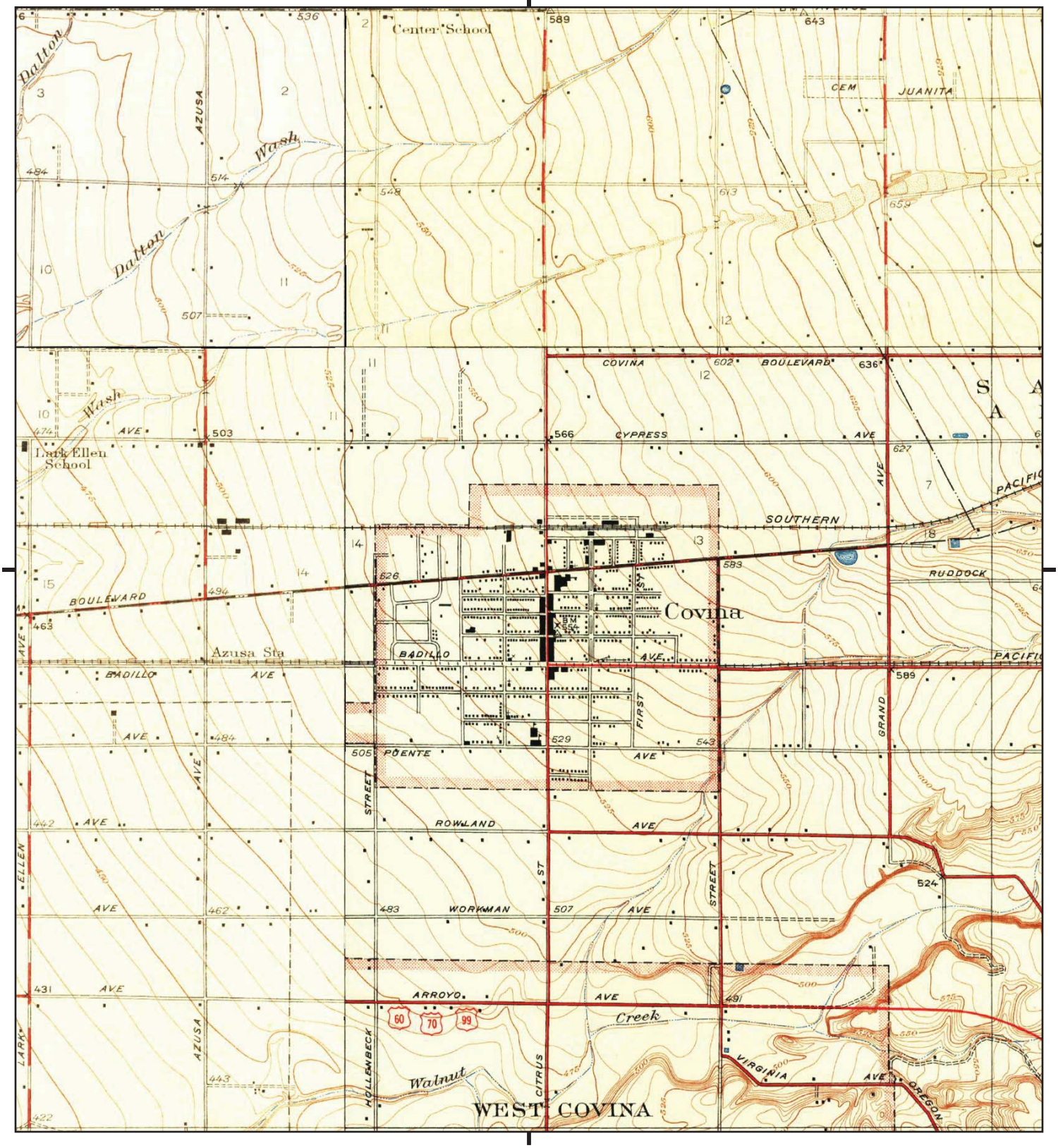
SE, San Dimas, 1954, 7.5-minute

SITE NAME: Bentley Real Estate
ADDRESS: 137 West San Bernardino Road
Covina, CA 91723
CLIENT: Waterstone Environmental Inc

N

Historical Topo Map

1927, 1928



This report includes information from the following map sheet(s).

Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Covina, 1927, 7.5-minute

NE, Glendora, 1927, 7.5-minute

SW, Puente, 1927, 7.5-minute

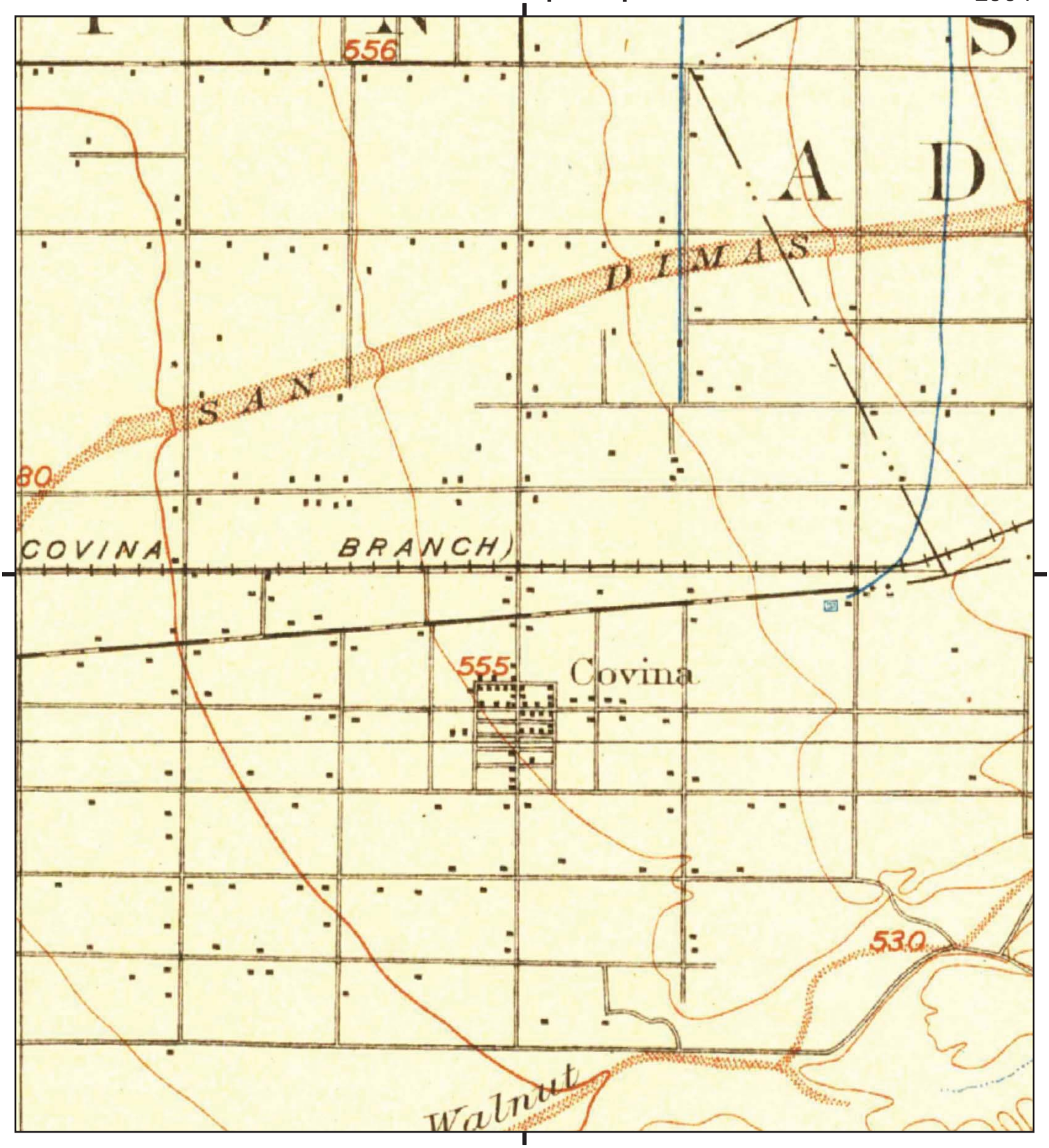
NW, Azusa, 1928, 7.5-minute

SITE NAME: Bentley Real Estate
ADDRESS: 137 West San Bernardino Road
Covina, CA 91723
CLIENT: Waterstone Environmental Inc

N

Historical Topo Map

1904



This report includes information from the following map sheet(s).

Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

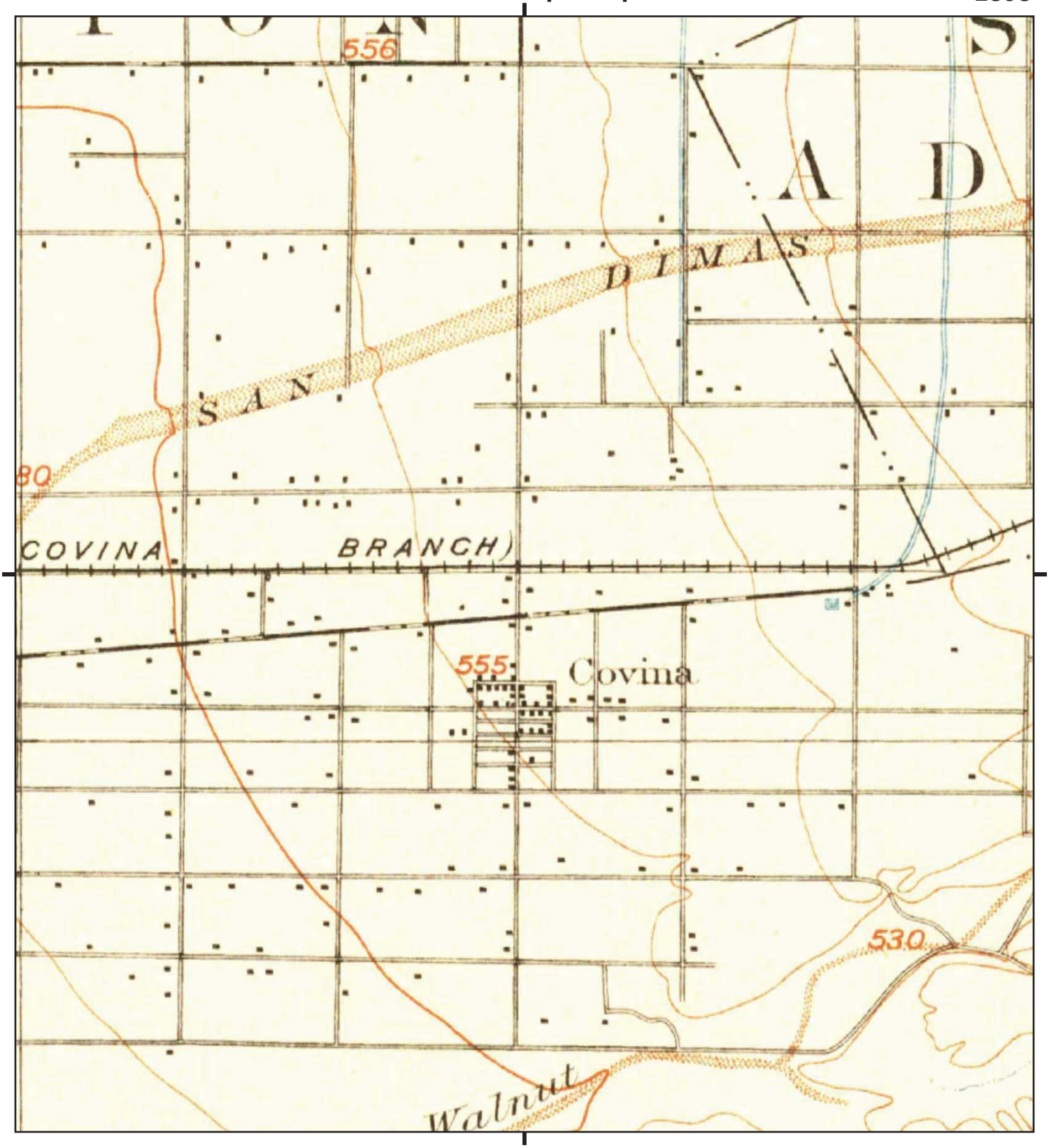
TP, Pomona, 1904, 15-minute

SITE NAME: Bentley Real Estate
ADDRESS: 137 West San Bernardino Road
Covina, CA 91723
CLIENT: Waterstone Environmental Inc

N

Historical Topo Map

1898



This report includes information from the following map sheet(s).

Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

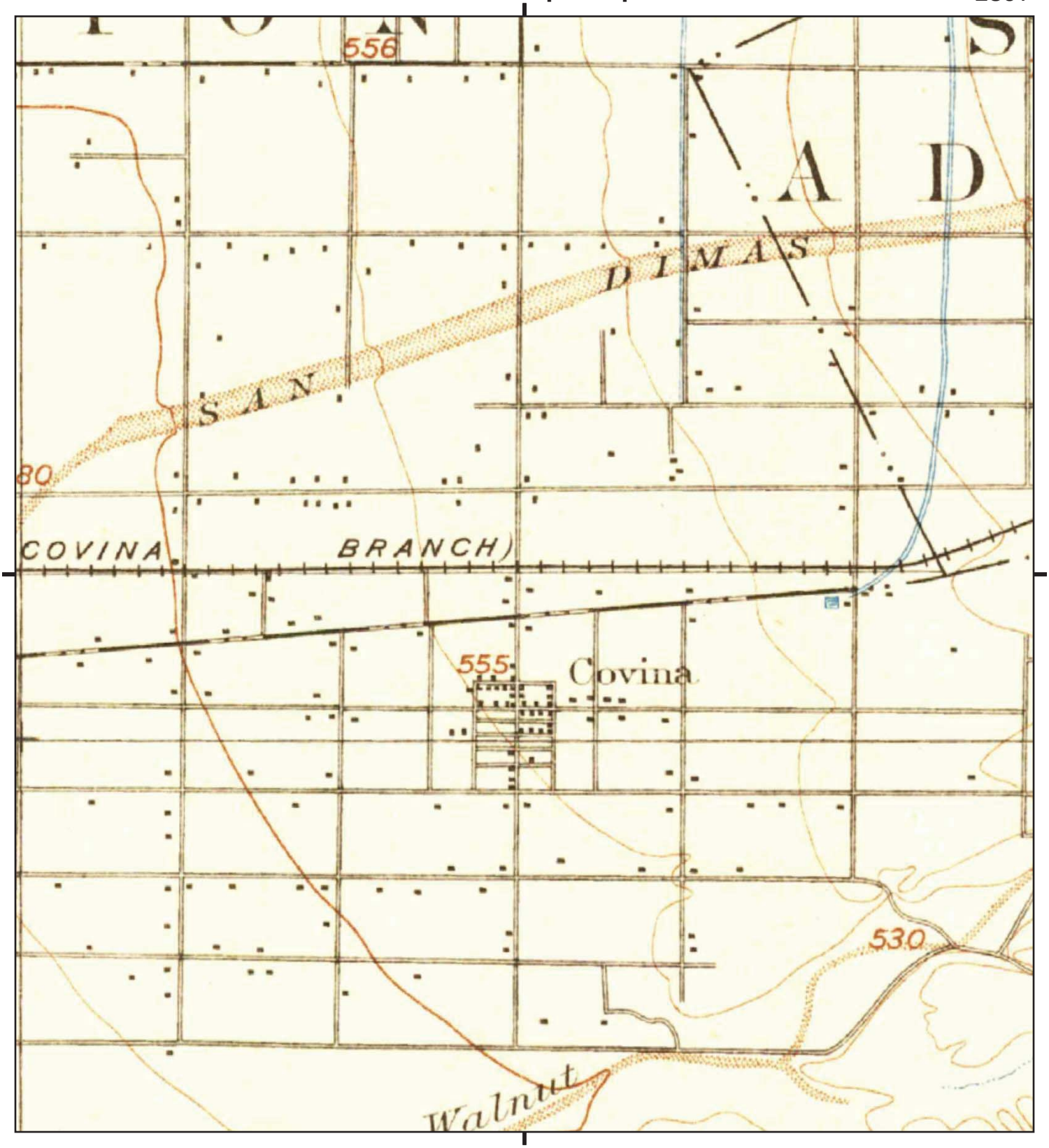
TP, Pomona, 1898, 15-minute

SITE NAME: Bentley Real Estate
ADDRESS: 137 West San Bernardino Road
Covina, CA 91723
CLIENT: Waterstone Environmental Inc

N

Historical Topo Map

1897



This report includes information from the following map sheet(s).

Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

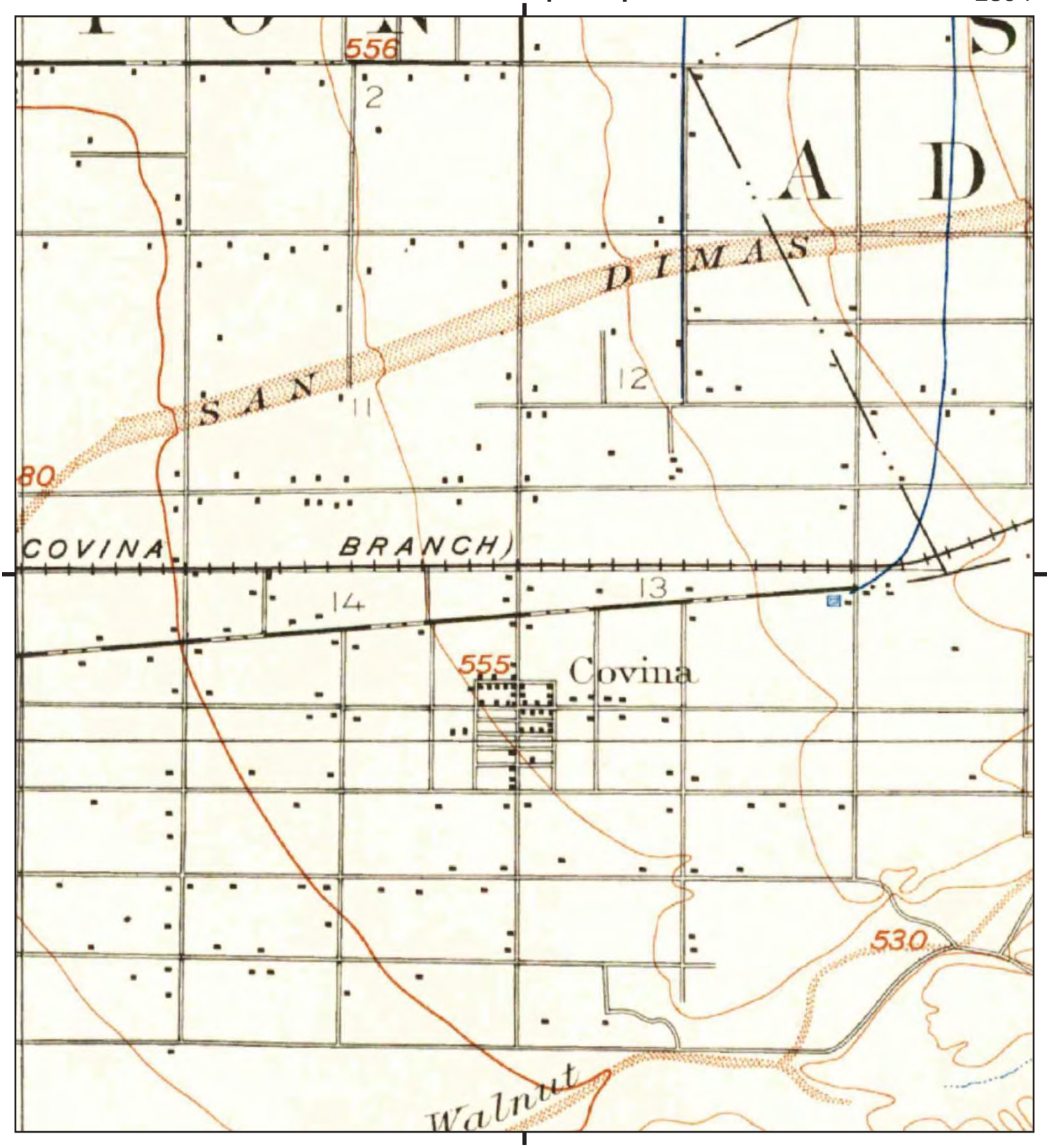
TP, Pomona, 1897, 15-minute

SITE NAME: Bentley Real Estate
ADDRESS: 137 West San Bernardino Road
Covina, CA 91723
CLIENT: Waterstone Environmental Inc

N

Historical Topo Map

1894



This report includes information from the following map sheet(s).

Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Pomona, 1894, 15-minute

SITE NAME: Bentley Real Estate
ADDRESS: 137 West San Bernardino Road
Covina, CA 91723
CLIENT: Waterstone Environmental Inc

N

Appendix G
City Directory

Bentley Real Estate
137 West San Bernardino Road
Covina, CA 91723

Inquiry Number: 4496450.5
December 21, 2015

The EDR-City Directory Abstract

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction orforecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2013. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Year	Source	TP	Adjoining	Text Abstract	Source Image
2013	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
2008	Cole Information Services	-	X	X	-
2006	Haines Company	-	-	-	-
2004	Haines Company	-	-	-	-
2003	Haines & Company	X	X	X	-
2001	Haines Company, Inc.	-	-	-	-
2000	Haines	-	-	-	-
1999	Haines Company	-	-	-	-
1996	GTE	-	-	-	-
1995	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1992	PACIFIC BELL WHITE PAGES	-	-	-	-
1991	Pacific Bell	-	-	-	-
1990	Pacific Bell	-	X	X	-
1986	Pacific Bell	-	X	X	-
1985	Pacific Bell	X	X	X	-
1981	Pacific Telephone	-	-	-	-
1980	Pacific Telephone	X	X	X	-
1976	R.L. Polk & Co Publishers	-	-	-	-
1975	GTE	X	X	X	-
	Pacific Telephone	X	X	X	-
1972	R. L. Polk & Co.	-	-	-	-
1971	R. L. Polk & Co.	-	-	-	-
1970	GTE	-	X	X	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1969	Pacific Telephone	-	-	-	-
1967	R. L. Polk & Co.	-	-	-	-
1966	Pacific Telephone	X	X	X	-
1965	GTE	-	-	-	-
1964	Pacific Telephone	-	-	-	-
1963	Pacific Telephone	-	-	-	-
1962	Pacific Telephone	-	-	-	-
1961	R. L. Polk & Co.	-	-	-	-
1960	Pacific Telephone	X	X	X	-
1958	Pacific Telephone	-	-	-	-
1957	Pacific Telephone	X	X	X	-
1956	Pacific Telephone	-	-	-	-
1955	R. L. Polk & Co.	-	-	-	-
1954	R. L. Polk & Co.	-	-	-	-
1952	Los Angeles Directory Co.	-	-	-	-
1951	Los Angeles Directory Co.	-	-	-	-
1950	Pacific Telephone	-	X	X	-
1949	Los Angeles Directory Co.	-	-	-	-
1948	Associated Telephone Company, Ltd.	-	-	-	-
1947	Pacific Directory Co.	-	-	-	-
1946	Southern California Telephone Co	-	-	-	-
1945	R. L. Polk & Co.	-	-	-	-
1944	R. L. Polk & Co.	-	-	-	-
1942	Los Angeles Directory Co.	-	-	-	-
1940	Los Angeles Directory Co.	-	-	-	-
1939	Los Angeles Directory Co.	-	-	-	-
1938	Los Angeles Directory Company Publishers	-	-	-	-
1937	Los Angeles Directory Co.	-	-	-	-
1936	Los Angeles Directory Co.	-	-	-	-
1935	Los Angeles Directory Co.	-	-	-	-
1934	Los Angeles Directory Co.	-	-	-	-
1933	Los Angeles Directory Co.	-	-	-	-
1932	Los Angeles Directory Co.	-	-	-	-
1931	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Company Publishers	-	X	X	-
1930	Los Angeles Directory Co.	-	-	-	-
1929	Los Angeles Directory Co.	-	-	-	-
1928	Los Angeles Directory Co.	-	X	X	-
1927	Los Angeles Directory Co.	-	-	-	-
1926	Los Angeles Directory Co.	-	-	-	-
1925	Los Angeles Directory Co.	-	-	-	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1924	Los Angeles Directory Co.	-	-	-	-
1923	Los Angeles Directory Co.	-	X	X	-
1921	Los Angeles Directory Co.	-	-	-	-
1920	Los Angeles Directory Co.	-	-	-	-

EXECUTIVE SUMMARY

SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

Address	*Type*	*Findings*
141 Geneva Place	Client Entered	X

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

137 West San Bernardino Road
Covina, CA 91723

FINDINGS DETAIL

Target Property research detail.

SW SAN BERNARDINO RD

137 SW SAN BERNARDINO RD

Year	*Uses*	*Source*
1995	Mountain View Venture	Pacific Bell

W SAN BERNARDINO RD

137 W SAN BERNARDINO RD

Year	*Uses*	*Source*
2013	CLIPPINGER COMMERCIAL SERVICES	Cole Information Services
2003	CLIPPINGER CHEVRLET	Haines & Company
	OLDSMOBILE	Haines & Company
1985	CUPPINGER CHEVROLET	Pacific Bell
1980	CLIPPINGER CHEVROLET W SAN BERNARDINO RD COVINA	Pacific Telephone
1975	Clippinger Chevrolet	GTE
	CLIPPINGER CHEVROLET	Pacific Telephone
1966	CLIPPINGER CHEVRILET	Pacific Telephone
1960	CLIPPINGER CHEVROLET	Pacific Telephone
1957	CLIPPINGER CHEVROLET CO	Pacific Telephone

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

3RD AVE

315 3RD AVE

Year	Uses	Source
1995	Patel Prakash T MD	Pacific Bell

CITRUS AVE

410 CITRUS AVE

Year	Uses	Source
1985	JEWEL REALTY	Pacific Bell

516 CITRUS AVE

Year	Uses	Source
1960	CHURCHILL REALTY CO	Pacific Telephone

554 CITRUS AVE

Year	Uses	Source
1980	VINEY-MILLIKEN LUMLER CO CITRUS AVE COVINA	Pacific Telephone

728 CITRUS AVE

Year	Uses	Source
1985	BANK OF AMERICA NT & SA COVINA EASTLAND BRANCH	Pacific Bell

532D CITRUS AVE

Year	Uses	Source
1975	MICHAEL REALTY	Pacific Telephone

E FRONT

124 E FRONT

Year	Uses	Source
1995	Agax Supply Co	Pacific Bell
	Ajax Sign Graphics Inc	Pacific Bell

FINDINGS

E FRONT ST

120 E FRONT ST

Year	Uses	Source
2013	WOODSOUNDS STUDIOS	Cole Information Services
2003	XXXX	Haines & Company
1960	MAY ALBERTA	Pacific Telephone
1957	GREGORY ROBT W	Pacific Telephone

122 E FRONT ST

Year	Uses	Source
1957	WHITAKER ORPHA M	Pacific Telephone

124 E FRONT ST

Year	Uses	Source
2003	SERVICES	Haines & Company
	PARAMEDICAL	Haines & Company
	PROFSNL	Haines & Company
	CORROSION SERVICES	Haines & Company
1985	TARPLEYS TOOL & MACHINING CO	Pacific Bell
	HI CALIBER MACHINING	Pacific Bell
1960	SANSOME NELLIE E	Pacific Telephone
1957	ANDERSON O W	Pacific Telephone

128 E FRONT ST

Year	Uses	Source
2008	A C S	Cole Information Services

E ITALIA

112 E ITALIA

Year	Uses	Source
1995	HAIR BYLISA D	Pacific Bell

115 E ITALIA

Year	Uses	Source
1995	HOLLEY RAY ROOFING CO	Pacific Bell

FINDINGS

E ITALIA ST

109 E ITALIA ST

Year	Uses	Source
1957	SIEGEL MORTON T MD	Pacific Telephone
1950	CRESMER C J DENTIST	Pacific Telephone
	CRESMER C J DENTIST	Pacific Telephone

112 E ITALIA ST

Year	Uses	Source
1980	VIRGINIA MARIE HAIR FASHIONS E ITALIA ST COVINA	Pacific Telephone

114 E ITALIA ST

Year	Uses	Source
1980	HANDICAPPED RESOURCE CENTER E ITALIA ST COVINA	Pacific Telephone
	HANDICAPPED RESOURCES CENTER L E ITALIA ST COVINA	Pacific Telephone

125 E ITALIA ST

Year	Uses	Source
1980	RASMUSSEN MARK E ITALIA ST COVINA	Pacific Telephone
	R & R MANAGEMENT E ITALIA ST COVINA	Pacific Telephone
1975	RANDLES GLEN A COVINA	Pacific Telephone

135 E ITALIA ST

Year	Uses	Source
1980	LOYD CHAS E E ITALIA ST COVINA	Pacific Telephone

E SAN BERNARDINO RD

105 E SAN BERNARDINO RD

Year	Uses	Source
2013	PRIME GARAGE DOOR REPAIR COVINA	Cole Information Services

107 E SAN BERNARDINO RD

Year	Uses	Source
1966	J C OFC EQUIPT CO	Pacific Telephone
1960	MODERN MUSIC CENTER INSTRCTN	Pacific Telephone
1957	RAY GOURLEY MUSIC CENTER	Pacific Telephone

FINDINGS

114 E SAN BERNARDINO RD

Year	Uses	Source
2003	HENAO Rebecca	Haines & Company

123 E SAN BERNARDINO RD

Year	Uses	Source
2003	FLORESE	Haines & Company

130 E SAN BERNARDINO RD

Year	Uses	Source
2003	EARLS Eleanor	Haines & Company
	EARLSJohnie	Haines & Company

135 E SAN BERNARDINO RD

Year	Uses	Source
1966	NEIGHBORHOOD BAPTIST CHURCH OF COVINA	Pacific Telephone
1960	FIRST CHRISTIAN CHURCH OF COVINA	Pacific Telephone
	FIRST CHRISTIAN CHURCH OF COVINA	Pacific Telephone
1957	COVINA CHRISTIAN CHURCH	Pacific Telephone

140 E SAN BERNARDINO RD

Year	Uses	Source
2003	XXXX	Haines & Company
1975	C & E CONTRACTING	Pacific Telephone
	KOOPMANS CLARE	Pacific Telephone

141 E SAN BERNARDINO RD

Year	Uses	Source
2003	FONTMercedes 626 S	Haines & Company
	GREEN George	Haines & Company

150 E SAN BERNARDINO RD

Year	Uses	Source
2013	COMMUNITY PLAYERS	Cole Information Services

152 E SAN BERNARDINO RD

Year	Uses	Source
2013	CITY OF RIALTO	Cole Information Services
2003	TORRES Diego	Haines & Company

FINDINGS

E SCHOOL

116 E SCHOOL

Year	Uses	Source
1995	LA TOZZA	Pacific Bell

E SCHOOL ST

114 E SCHOOL ST

Year	Uses	Source
2003	SOUTHWEST	Haines & Company
	CONSTRCTR	Haines & Company
	AZTEC	Haines & Company
	UNIFORM&TOWEL GRAHAMJ B	Haines & Company
	HEAVEN ON EARTH	Haines & Company
	J B ELECTRIC	Haines & Company
1995	GRAHAM JB	Pacific Bell
	Graham JB	Pacific Bell
	J B Electric	Pacific Bell

116 E SCHOOL ST

Year	Uses	Source
2008	LATAZZA CAFE	Cole Information Services
2003	XXXX	Haines & Company
1995	Latcha Semie	Pacific Bell
	Latchlnian Garabet	Pacific Bell
	La Tozza	Pacific Bell

144 E SCHOOL ST

Year	Uses	Source
2003	XXXX	Haines & Company

158 E SCHOOL ST

Year	Uses	Source
2003	XXXX	Haines & Company

FRONT ST

128 FRONT ST

Year	Uses	Source
1960	SCHROEDER RICHARD C	Pacific Telephone

FINDINGS

Geneva Place

141 Geneva Place

Year	Uses	Source
1957	WALT PITTILLO AUTO SERV	Pacific Telephone
	PITTILLO WALT AUTO SERV	Pacific Telephone
1950	WALT PITTILLO AUTO SVC	Pacific Telephone
	PITTILLO WALT AUTO SVC	Pacific Telephone
	PITTILLO WALT AUTO SVC	Pacific Telephone
	WALT PITTILLO AUTO SVC	Pacific Telephone

N 3RD

600 N 3RD

Year	Uses	Source
1990	ACON CONTAINERS COVINA	Pacific Bell

N 3RD AVE

303 N 3RD AVE

Year	Uses	Source
1985	CONGER GEO D MD INC	Pacific Bell
	MOSER LAWRENCE MD INC	Pacific Bell
	INTER-COMMUNITY MEDICAL CENTER	Pacific Bell

315 N 3RD AVE

Year	Uses	Source
2013	PRAKASH PATEL	Cole Information Services
	SYN GENE L MD	Cole Information Services
	CHAWLA RAJESH MD	Cole Information Services
	CHOCTAW MEDICAL GROUP	Cole Information Services
	FOOTHILL CARDIOLOGY	Cole Information Services
	PRITI DESAI MD INC	Cole Information Services
	LAW OFFICES OF HAKKAK Z DEAN	Cole Information Services
	YEE SHARON J MD	Cole Information Services
	CITRUS DIALYSIS CENTER INC	Cole Information Services
	BHUTTO ZAHIDA	Cole Information Services
	GADGIL UDAY G MD	Cole Information Services
	SAN GABRIEL VALLEY ALLERGY	Cole Information Services
	QAWI JALEEL MD	Cole Information Services
	CALIFORNIA KIDNEY SPECIALIST	Cole Information Services

FINDINGS

Year	Uses	Source
2013	CALIFORNIA PHARMACY ASSOCIATES	Cole Information Services
	CAMPOFIORE GAIL MD	Cole Information Services
	CARTER CRAIG B MD	Cole Information Services
	HECHANOVA DEMETRIO R	Cole Information Services
	LIBERTY PRIMARY CARE	Cole Information Services
	SHWACHMAN BEN MD	Cole Information Services
	KLEIN PHYLLIS H MD	Cole Information Services
	GALLENO H A INC MD	Cole Information Services
2008	COMMUNITY MEDICAL PHARMACY	Cole Information Services
	TULPULE RADHIKA MD INC	Cole Information Services
	IKRAMULLAH SULTANA MD	Cole Information Services
	UDAY G GADGIL MD INC	Cole Information Services
	LUIS MARTINEZ MD	Cole Information Services
	USVITAMAN COM	Cole Information Services
	RAYMOND ESPARZA MD INC	Cole Information Services
	PRAKASH T PATEL MD INC	Cole Information Services
	SYED A RIZYE MD	Cole Information Services
	CITRUS DIALYSIS CENTER	Cole Information Services
	LA PUENTE DIALYSIS INC	Cole Information Services
	THOMAS H LIN MD	Cole Information Services
	WILLIAM T CHOCTAW MD	Cole Information Services
	CITRUS PSYCHIATRIC MEDICAL CLINIC	Cole Information Services
	ZAHIDA BHUTTO MD FACC	Cole Information Services
	JALEEL QAWI MD	Cole Information Services
	RAYMOND MANNING MD INC	Cole Information Services
	CITRUS ORTHOPEDIC MEDICAL GROUP	Cole Information Services
	LIBERTY PRIMARY CARE	Cole Information Services
	INTER COMMUNITY HEALTH	Cole Information Services
	BAINS BHUPINDER	Cole Information Services
	H A GALLENO INC	Cole Information Services
	SHARON YEE MD	Cole Information Services
	CRAIG B CARTER MD	Cole Information Services
	CHOCTAW MEDICAL GROUP	Cole Information Services
	RANJIT A CORDEIRO MD	Cole Information Services
	PHYLLIS H KLEIN MD	Cole Information Services
2003	PATELPRATIM	Haines & Company
	PERERA MICHAEL G	Haines & Company

FINDINGS

Year	Uses	Source
2003	MD PESOUTJOANMFT	Haines & Company
	PRAKASH PATEL	Haines & Company
	QAWIJALEELMD	Haines & Company
	RAVI SUSEELA MD	Haines & Company
	RZVI ARIF A MD	Haines & Company
	SANGBRLVLY	Haines & Company
	ALLERGY SINGH RAGHBIR MD	Haines & Company
	NC SOUTHLND CRDTHRCC	Haines & Company
	SRGY MD GRP STRENG JOEL MD	Haines & Company
	SYNGENELMD	Haines & Company
	THRASHER SUSAN PHO	Haines & Company
	YEESHARONJMD	Haines & Company
	BUILDING AUL SAJID MD 62 B	Haines & Company
	BAINS BHUPINDER MD	Haines & Company
	BASSI SOHAN MD	Haines & Company
	CAMPOFIOREGAILMD	Haines & Company
	CARTER CRAIG B MD	Haines & Company
	C ITRUS DIALYSIS INC	Haines & Company
	CITRUSPSYCH	Haines & Company
	MEDICALCLNC INC CONGDON CLYDE PHD	Haines & Company
	DANDEKAR NV MD	Haines & Company
	DIALYSIS CENTER	Haines & Company
	BUSINESS GADGIL UDAY G MD	Haines & Company
	GALLEGO CLAUDIO MD	Haines & Company
	GALLENOHAINCMD	Haines & Company
	IKRAMULLAH SULTANA	Haines & Company
	MD INTER CMTY HEALTH	Haines & Company
	INTERNAL MEDICINE	Haines & Company
	SPECIALISTS KLEIN PHYLLIS H MD	Haines & Company
	LAUGHLIN L L MD	Haines & Company
	LOITZROBERTMD	Haines & Company
	MANNING RAYMOND	Haines & Company
	MD INC MARTIN LAURA PHD	Haines & Company
	MARTINEZ LUi S	Haines & Company
	WILLIAM MO MOGHADAMMIKEMD	Haines & Company
1995	Moghadam Mike MD	Pacific Bell
	Moghaddam L	Pacific Bell
	GEIGERKENNETHIHMDINC	Pacific Bell

FINDINGS

Year	Uses	Source
1995	LINTHOMASHMD	Pacific Bell
	Community Medical Pharmacy	Pacific Bell
	Dandekar Nandkumar V MD	Pacific Bell
	Dandekar Nankumar V	Pacific Bell
	Gadgil Uday G MD	Pacific Bell
	Geiger Kennethi HMDInc	Pacific Bell
	Huang Ming Lu MD	Pacific Bell
	Inter Community Health	Pacific Bell
	Inter Community Medical Center	Pacific Bell
	Laughlin Lawrence L MO	Pacific Bell
	Nanni Vincent MD	Pacific Bell
	Patetl Pratlmea	Pacific Bell
	Perera Michael G MO	Pacific Bell
	Raff Howard B Drive podtrsts	Pacific Bell
	Raff Kenneth	Pacific Bell
	RAFF ROBE RT A	Pacific Bell
	Rasi Alfredo MD	Pacific Bell
	Rizvi Syed MD	Pacific Bell
	San Gabriel Valley Allergy Medical Group	Pacific Bell
	San Gabriel Valley Appraisal Service P	Pacific Bell
	Sohan Bassi MD	Pacific Bell

321 N 3RD AVE

Year	Uses	Source
1975	Ofc	GTE
	Graue George H DDS Inc	GTE

388 N 3RD AVE

Year	Uses	Source
1975	Chaffey District Service Centers	GTE
	Girl Scouts Spanish Trails Girl Scout Council	GTE

409 N 3RD AVE

Year	Uses	Source
1975	Eaton Leona	GTE

469 N 3RD AVE

Year	Uses	Source
1975	Cavanah VA	GTE

FINDINGS

507 N 3RD AVE

Year	Uses	Source
2003	XXXX	Haines & Company

555 N 3RD AVE

Year	Uses	Source
2003	XXXX	Haines & Company

600 N 3RD AVE

Year	Uses	Source
2008	VINTAGE WALK COVINA	Cole Information Services
2003	XXXX	Haines & Company
1995	From Los Angeles Telephones Call	Pacific Bell
	Acon Containers	Pacific Bell
1985	REVERE EXTRUDERS	Pacific Bell
1980	REVERE EXTRUDERS N 3RD AVE COVINA	Pacific Telephone

615 N 3RD AVE

Year	Uses	Source
2013	VINTAGE WALK CORP	Cole Information Services
2008	FITTINGS THAT FIT INC	Cole Information Services
2003	FITTINGSTHAT FIT	Haines & Company
	FII TINGS MFR	Haines & Company

640 N 3RD AVE

Year	Uses	Source
1975	Clay Jas	GTE

645 N 3RD AVE

Year	Uses	Source
1975	Bealey Pamela L	GTE

N 3RD ST

315 N 3RD ST

Year	Uses	Source
1995	LAUGHLIN LAWRENCE L MO	Pacific Bell
	HUANG MING LU MD	Pacific Bell
	GADGIL UDAY G MD	Pacific Bell
	DANDEKAR NANDKUMAR V MD	Pacific Bell
	RIZVI SYED MD	Pacific Bell

FINDINGS

417 N 3RD ST

Year	Uses	Source
1960	BIZZELL FRANK	Pacific Telephone
1957	BIZZELL FRANK	Pacific Telephone
1950	VONDERLIN GEO	Pacific Telephone
	VONDERLIN GEO	Pacific Telephone

428 N 3RD ST

Year	Uses	Source
1960	FLYNN RUTH MRS	Pacific Telephone
1957	YOUNG WILLARD A	Pacific Telephone

526 N 3RD ST

Year	Uses	Source
1960	RITCHIE ANN	Pacific Telephone

555 N 3RD ST

Year	Uses	Source
1960	TRIMVIEW METAL PRODUCTS	Pacific Telephone
1957	TRIMVIEW METAL PRODUCTS	Pacific Telephone

565 N 3RD ST

Year	Uses	Source
1950	BOWMAN VERA L	Pacific Telephone
	BOWMAN VERA L	Pacific Telephone

600 N 3RD ST

Year	Uses	Source
1966	TEXAS ALUMINUM WEST DIV OF TEXAS ALUMINUM CO INC	Pacific Telephone

N CITRUS AVE

300 N CITRUS AVE

Year	Uses	Source
2003	OLONGElon	Haines & Company
1985	DANZ STEPHEN F LAW OFFICE	Pacific Bell
	ENVIROVAC INC	Pacific Bell
	EXECUTIVE CONNECTION INC	Pacific Bell
	H S H NATIONAL MANAGEMENT	Pacific Bell
	LAO BART O CPA	Pacific Bell

FINDINGS

Year	Uses	Source
1985	SANTASAN INTERNATIONAL SERVICES	Pacific Bell
	STAGNER AND DISHMAN CPAS	Pacific Bell
	WEST COAST REALTY INC	Pacific Bell
1975	ADVISORY TAX & BOOKKEEPING SERVICE	Pacific Telephone
	MANS WORLD GYMNASIUM	Pacific Telephone
1966	BECKMANN S DRPRY	Pacific Telephone
1960	BECKMANN S DRPRY	Pacific Telephone
	BEN S CARPETS	Pacific Telephone
1957	BECKMANN S DRPRY	Pacific Telephone
1950	SAMPSON ELEC	Pacific Telephone
	SAMPSON ELEC	Pacific Telephone

301 N CITRUS AVE

Year	Uses	Source
2008	LORD & COOK VENTURES LLC	Cole Information Services
2003	XXXX	Haines & Company
1995	Cnvina	Pacific Bell
	TACO BELL	Pacific Bell
1985	TACO BELL	Pacific Bell
1975	TACO BELL	Pacific Telephone
1960	DUMFORD SHELL SERV STN	Pacific Telephone
1957	DUMFORD HAROLD C	Pacific Telephone
1950	DUMFORD HAROLD C	Pacific Telephone
	DUMFORD HAROLD C	Pacific Telephone

302 N CITRUS AVE

Year	Uses	Source
2003	XXXX	Haines & Company
1975	CAVACO JOE JEWELERS	Pacific Telephone
	COVINA HOUSE OF CLOCKS	Pacific Telephone

304 N CITRUS AVE

Year	Uses	Source
2003	XXXX	Haines & Company
1950	COVINA MOTOR PARTS	Pacific Telephone
	COVINA MOTOR PARTS	Pacific Telephone

FINDINGS

306 N CITRUS AVE

Year	Uses	Source
1985	FAMILY FINANCIAL	Pacific Bell
	FACTUAL CREDIT SERVICE	Pacific Bell
1975	LOGAN HARDWARE	Pacific Telephone
1966	LOGAN HDWE	Pacific Telephone
1960	LOGAN HDWE	Pacific Telephone
1957	LOGAN HDWE	Pacific Telephone
1950	LOGAN HDWE	Pacific Telephone
	MCDOWELL C A MD OFC	Pacific Telephone
	LOGAN HDWE	Pacific Telephone
	MCDOWELL C A MD OFC	Pacific Telephone

307 N CITRUS AVE

Year	Uses	Source
2013	A4U LOCKSMITH SERVICES	Cole Information Services
	CRABBY CHADS SEAFOOD	Cole Information Services
2008	CRABBY CHADS	Cole Information Services
2003	LOGAN COVINA HDW	Haines & Company
	COVINA HARDWARE	Haines & Company
1995	COVINA HARDWARE	Pacific Bell
	LOGAN COVINA HARDWARE	Pacific Bell
	Covina Hardware	Pacific Bell
	Logan Covina Hardware	Pacific Bell
	Logan Dana	Pacific Bell
	Logan Dave LH	Pacific Bell
1985	COVINA HARDWARE	Pacific Bell
	LOGAN COVINA HARDWARE	Pacific Bell
1957	BUTKISS M J	Pacific Telephone
	COVINA MODERN WALLPAPER & PAINT CO	Pacific Telephone
1950	JOHNSON MOTORS	Pacific Telephone
	JOHNSON MOTORS	Pacific Telephone

308 N CITRUS AVE

Year	Uses	Source
2003	XXXX	Haines & Company
1985	AMMIRATO & ASSOCIATES	Pacific Bell
	BREAUX-MEHRBRODT INSURANCE	Pacific Bell

FINDINGS

Year	Uses	Source
1985	CERTIFIED LIFE INSURANCE CO WHITE CROSS PLAN DISTRICT SALES-OFFICES	Pacific Bell
	COVINA INSURANCE ASSOCIATES	Pacific Bell
	DENNIS BROWN ILLUSTRATOR	Pacific Bell
	EVERGUARD INSULATION	Pacific Bell
	J GARY STEGEMANN ARCHTS	Pacific Bell
	MEHRBRODT JOE INSURANCE	Pacific Bell
	MENARD EDMOND L COVINA INSURANCE ASSOCIATES	Pacific Bell
	SOUTHWEST FORMS CONSULTANTS	Pacific Bell
1975	MANS WORLD GYMNASIUM	Pacific Telephone
1966	MAUCH PATRICK J PSYCLGST	Pacific Telephone
1960	COVINA DENTAL LAB	Pacific Telephone
	DIAL DEVELOPMENT CORP	Pacific Telephone
	INSTALLATION SPECIALTIES CO	Pacific Telephone
	KING E G DENTIST	Pacific Telephone
	SCHISSLER SIDNEY R INS	Pacific Telephone
	WESTRN ENGINEERING SORV CO	Pacific Telephone
1957	AVON PRODUCTS INC	Pacific Telephone
	BENEFICIAL STANDARD LIFE INS CO	Pacific Telephone
	COVINA DENTAL LAB	Pacific Telephone
	KNAPP CORWIN R INS	Pacific Telephone
	P C DRAFTING SERV	Pacific Telephone
	SILVER LEWIS M	Pacific Telephone
	UNITY CHURCH OF THE FOOTHILLS	Pacific Telephone
	WESTRN ENGINEERING SERV CO	Pacific Telephone
1950	CARMAN-PACK CO SURVYR	Pacific Telephone
	FOSTER GORDON DRAFTING SERV	Pacific Telephone
	KING E G DENTIST	Pacific Telephone
	MCDOWELL C A MD OFC	Pacific Telephone
	SMITH EDWARD W CHR SCI PR OFC	Pacific Telephone
	CARMAN-PACK CO SURVYR	Pacific Telephone
	KING E G DENTIST	Pacific Telephone
	MCDOWELL C A MD OFC	Pacific Telephone
	SMITH EDWARD W CHR SCI PR OFC	Pacific Telephone
	FOSTER GORDON DRAFTING SERV	Pacific Telephone

FINDINGS

309 N CITRUS AVE

Year	Uses	Source
2013	FRET HOUSE THE	Cole Information Services
2008	THE FRET HOUSE INC	Cole Information Services
2003	CALDWELL William	Haines & Company
	FRETHOUSETHE	Haines & Company
1995	Or	Pacific Bell
	Fretas Fast Delivery And Errand Service	Pacific Bell
	FRET HOUSE THE MUSIC INSTRCTN	Pacific Bell
	Fret House The music instrctn	Pacific Bell
1985	CASA VERONICA	Pacific Bell
1975	CHICKS SPORTING GOODS & SKI SHOP	Pacific Telephone
	CHICKS SPORTING GOODS & SKI SHOP	Pacific Telephone
1966	CHICK S SPORTING GOODS & BICYCLES	Pacific Telephone
1960	CHICKS SPORTING GOODS & BICYCLES	Pacific Telephone
1957	CHICK S SPORTING GOODS & BICYCLES	Pacific Telephone
1950	COVINA SPORTING GOODS	Pacific Telephone
	COVINA SPORTING GOODS	Pacific Telephone

310 N CITRUS AVE

Year	Uses	Source
1966	FRANK S SHELL SERV	Pacific Telephone
1950	COVINA UPHOLSTERY	Pacific Telephone
	BELL OLIVER F	Pacific Telephone
	COVINA UPHOLSTERY	Pacific Telephone
	BELL OLIVER F	Pacific Telephone

311 N CITRUS AVE

Year	Uses	Source
2003	DANGELOJ	Haines & Company

312 N CITRUS AVE

Year	Uses	Source
2013	SHEER PLEASURE	Cole Information Services
2008	MINTO CORWIN LINDA VOCAL	Cole Information Services
	PEERLESS OPTICAL	Cole Information Services
	SHEER PLEASURE	Cole Information Services

FINDINGS

Year	Uses	Source
2003	ETCETRA SHEER PLEASURE	Haines & Company
	BLES COUCHESCOOKWARE	Haines & Company
	CITRUS	Haines & Company
	ANTIOUES&COLLECTI	Haines & Company
1995	COVINA LETTER SHOP	Pacific Bell
	M B TYPESETTING	Pacific Bell
	RUBY JEWELRY CREATIONS	Pacific Bell
	Covina Letter Shop	Pacific Bell
	M B Typesetting	Pacific Bell
1985	CR ENTERPRISES	Pacific Bell
	COVINA LETTER SHOP	Pacific Bell
	JEWELRY CREATIONS BY DON JUAN	Pacific Bell
	RELIABLE BUILDERS	Pacific Bell
1975	BOB BREAUX INS SERVICE	Pacific Telephone
	BREAUX BOB INSURANCE SERVICE	Pacific Telephone
	GIBONEY PORTRAIT STUDIO & COLOR LABORATORY	Pacific Telephone
	MARTINS TUXEDO SHOP	Pacific Telephone
	MEHRBRODT JOE INSURANCE	Pacific Telephone
1966	JOHN S COFFEE SHOP	Pacific Telephone
	REDHEAD THE BEAUTY SHOP	Pacific Telephone
	TIPTONS EMPLOYMENT AGCY	Pacific Telephone
	TIPTONS STAFF DEVELOPMENT & ENGINEERING CO	Pacific Telephone
	TIPTONS TILLBIE GIRL TEMPORARY PLACEMENT SERV	Pacific Telephone
1960	ARCADE BARBER SHOP	Pacific Telephone
	TIPTON S EMPLOYMEET AGCY	Pacific Telephone
	TIPTON S TILLIE GIRL TEMPORARY PLACEMENT SERV	Pacific Telephone
1957	LOWRY JACK B	Pacific Telephone
	SIREY MITCHELL INTERIORS	Pacific Telephone
	DAVIS LENA E	Pacific Telephone
	COVINA YARN SHOP	Pacific Telephone
	ARCADE BARBER SHOP	Pacific Telephone

315 N CITRUS AVE

Year	Uses	Source
2003	XXXX	Haines & Company

FINDINGS

316 N CITRUS AVE

Year	Uses	Source
2008	AZO GALLERIES	Cole Information Services
2003	AZO GALLERIES	Haines & Company
1995	PRECIOUS MEMORIES PORCELAIN	Pacific Bell
	Precious Memories Porcelain	Pacific Bell
1985	GIGI BRIDAL & FORMAL	Pacific Bell
1975	CHRISTI DANIELS BRIDAL & FORMAL SHOPPE	Pacific Telephone
1966	DANIEL S CHRISTI BRIDAL & FORMAL SHOPPE	Pacific Telephone
1960	DANCING INC	Pacific Telephone
1957	BREWER S MAPLE SHOP	Pacific Telephone
1950	CISCO-CALIF	Pacific Telephone
	CISCO-CALIF	Pacific Telephone

321 N CITRUS AVE

Year	Uses	Source
2013	GLESENER PHARMACY & MEDICAL SUPPLIES	Cole Information Services
2008	GLESENER PHARMACY & MEDICAL SUPPLY	Cole Information Services
2003	GLESENER PHARMACY	Haines & Company
1985	CRICKMORES AUTO SUPPLY	Pacific Bell
1975	WESTERN AUTO ASSOCIATE STORES BALDWIN PARK	Pacific Telephone
	CRICK MORE S WESTERN AUTO	Pacific Telephone
1966	WESTRN AUTO ASSOCIATE STORE	Pacific Telephone
	CRICIMORE S WESTRN AUTO	Pacific Telephone
1960	WESTRN AUTO ASSOCIATE STORE	Pacific Telephone
1950	WESTERN AUTO SUPPLY AUTHORIZED DLRS	Pacific Telephone
	WESTERN AUTO SUPPLY AUTHORIZED DLRS	Pacific Telephone

322 N CITRUS AVE

Year	Uses	Source
2008	LA RUES	Cole Information Services
	CRISTINA AUSTRIA	Cole Information Services
	LARUES HAIRSTYLING	Cole Information Services
2003	LA RUES HAIRSTYULING	Haines & Company
1995	LA RUE S HAIRSTYLING	Pacific Bell
	La Rues Ha Irstyling	Pacific Bell

FINDINGS

Year	Uses	Source
1985	LOS ANGELESRUES HAIRSTYLING	Pacific Bell
1975	COPA DE ORO BTY SALON	Pacific Telephone
1966	BOOMSMA GARRITT D	Pacific Telephone
	COVINA CARPET CO	Pacific Telephone
1960	COVINA CARPET CO	Pacific Telephone
1957	COVINA CARPET CO	Pacific Telephone

323 N CITRUS AVE

Year	Uses	Source
2003	XXXX	Haines & Company

324 N CITRUS AVE

Year	Uses	Source
2008	EMYLIAS BEAUTY	Cole Information Services
	MELANIE LYNN CORPUS	Cole Information Services
	LA PETITE FULL SERVICE SALON	Cole Information Services
2003	LA PETITE SALON	Haines & Company
	JOHNSTON Peggy	Haines & Company
1995	SHARYNE S DESIGNS	Pacific Bell
1985	LA PETITE NAIL & FOOT CARE	Pacific Bell
1975	LUCILLE S CAKE SHOPPE	Pacific Telephone
1960	GLENDORA MATTRESS CO	Pacific Telephone
1957	GOODELL STATIONERS	Pacific Telephone

325 N CITRUS AVE

Year	Uses	Source
2013	STELLA DOG	Cole Information Services
2003	COVINAVALLEY	Haines & Company
	SCHWINN	Haines & Company
	STOTTYL	Haines & Company
1995	COVINA VALLEY SCHWINN	Pacific Bell
	Covina Valley Schwinn	Pacific Bell
1985	COVINA VALLEY SCHWINN	Pacific Bell
1975	ALLAN S MAPLE SHOP	Pacific Telephone
	ALLEN S MAPLE SHOP	Pacific Telephone
1966	ALLAN FURN CO	Pacific Telephone
	ALLEN FURN CO	Pacific Telephone
1960	BUTLER FURN STORE	Pacific Telephone
	BUTLER GUS FURN	Pacific Telephone

FINDINGS

Year	Uses	Source
1957	COVINA FURN CO	Pacific Telephone
1950	CROSS WARREN INC AUTOS	Pacific Telephone
	CROSS WARREN INC AUTOS	Pacific Telephone

326 N CITRUS AVE

Year	Uses	Source
2013	EMERGENCY A4U LOCKSMITH	Cole Information Services
2008	CANDY CONNECTION	Cole Information Services
2003	CANDYCONNECTION	Haines & Company
1995	Enchanted Child	Pacific Bell
	ENCHANTED CHILD	Pacific Bell
1975	SPRINGER S CLEANERS	Pacific Telephone
1966	SPRINGERS CLEANERS	Pacific Telephone
1960	SPRINGER S CLEANERS	Pacific Telephone
1957	SPRINGER S CLEANERS	Pacific Telephone
1950	LATTIN S CHEVRON GAS STANTON	Pacific Telephone
	LATTIN S CHEVRON GAS STANTON	Pacific Telephone

328 N CITRUS AVE

Year	Uses	Source
2008	PRIVATE BEACH TANNING	Cole Information Services
2003	CRUSIES	Haines & Company
	PRIVATEBEACH	Haines & Company
1995	PRIVATE BEACH CRUISES	Pacific Bell
	PRIVATE BEACH TANNING	Pacific Bell
	Private Beach Cruises	Pacific Bell
	Private Beach Tanning	Pacific Bell
1985	GENERAL BUSINESS MACHINES	Pacific Bell
1975	CREDITWAY OF AMERICA	Pacific Telephone
	CREDITWAY OF AMERICA	Pacific Telephone
1966	EDGEWOOD ESCROW SERV	Pacific Telephone
	EDGEWOOD ESCROW SERV	Pacific Telephone
1960	EDGEWOOD ESCROW SERV	Pacific Telephone
	EDGEWOOD ESCROW SERV	Pacific Telephone
1957	EDGEWOOD ESCROW SERV	Pacific Telephone
	EDGEWOOD ESCROW SERV	Pacific Telephone

FINDINGS

332 N CITRUS AVE

Year	Uses	Source
2003	G&LCOLLECTIBLES	Haines & Company
1995	KNIGHT CONRAD	Pacific Bell
	I KNIGHT S STUDIO OF PHOTOGRAPHY	Pacific Bell
	Knight Conrad	Pacific Bell
	Knight Curt	Pacific Bell
	I Knights Studio Of Photography	Pacific Bell
1985	KNIGHT CONRAD	Pacific Bell
	KNIGHTS STUDIO OF PHOTOGRAPHY	Pacific Bell
1980	GALLERY THE N CITRUS AVE COVINA	Pacific Telephone
1975	GALLERY THE	Pacific Telephone
1960	EDGEWOOD REALTY	Pacific Telephone
	ASHBY CO LOANS	Pacific Telephone
	COVINA REALTY CO INC ACCOUNTING	Pacific Telephone
1957	EDGEWOOD REALTY	Pacific Telephone

333 N CITRUS AVE

Year	Uses	Source
1966	BENNICI CARPET & DRAPERY	Pacific Telephone

341 N CITRUS AVE

Year	Uses	Source
1960	NELSON MILT	Pacific Telephone

400 N CITRUS AVE

Year	Uses	Source
2013	FIRE DEPARTMENT	Cole Information Services
2003	XXXX	Haines & Company
1985	SAN GABRIEL DEAF EMERGENCY LINE FIRE & POLICE	Pacific Bell
1980	SAN GABRIEL DEAF EMERGENCY LINE FIRE & POLICE N CITRUS AVE COVINA	Pacific Telephone
	COVINA CITY OF	Pacific Telephone

401 N CITRUS AVE

Year	Uses	Source
2003	XXXX	Haines & Company
1975	DUMFORO UNION SERVICE STATION	Pacific Telephone
1966	DUMFORD UNION SERV STN	Pacific Telephone
1960	CONLON BOB UNION SERV	Pacific Telephone

Year	Uses	Source
1950	CONLON BOB TIRE SERV	Pacific Telephone
	CONLON BOB TIRE SERV	Pacific Telephone

405 N CITRUS AVE

Year	Uses	Source
1960	ESSMAN MAYME LEE MRS	Pacific Telephone
1957	ESSMAN MAYME LEE MRS	Pacific Telephone
1950	WAGONER EDGAR A R	Pacific Telephone
	WAGONER EDGAR A R	Pacific Telephone

407 N CITRUS AVE

Year	Uses	Source
2003	XXXX	Haines & Company
1975	DAVIS RUSS LEASING INC	Pacific Telephone
1960	UNITED STATES GOVERNMENT AIR FORCE DEPT OF	Pacific Telephone
1957	UNITED STATES GOVERNMENT AIR FORCE DEPT OF RECRUITING STANTON	Pacific Telephone
	UNITED STATES GOVERNMENT AIR FORCE DEPT OF	Pacific Telephone
	HASLETT E L	Pacific Telephone
1950	HASLETT E L R	Pacific Telephone
	SCHMIDT A L PLMBR	Pacific Telephone
	GORHAM B A CESSPOOL SERV	Pacific Telephone
	GORHAM B A CESSPOOL SERV	Pacific Telephone
	SCHMIDT A L PLMBR	Pacific Telephone
	HASLETT E L R	Pacific Telephone

410 N CITRUS AVE

Year	Uses	Source
1966	AETRON-DIV OF AEROJET-GENERAL CORP	Pacific Telephone
	AEROJET-GENERAL CORPORATION CORPORATE OFFICES	Pacific Telephone
1960	AEROJET-GENERAL CORP A E T R O N DIV	Pacific Telephone
1950	COVINA GRAMMAR SCHOOL	Pacific Telephone
	COVINA GRAMMAR SCHOOL	Pacific Telephone
	COVINA GRAMMAR SCHOOL	Pacific Telephone
	COVINA GRAMMAR SCHOOL	Pacific Telephone
	COVINA GRAMMAR SCHOOL	Pacific Telephone

Year	Uses	Source
1950	COVINA GRAMMAR SCHOOL	Pacific Telephone

411 N CITRUS AVE

Year	Uses	Source
2003	RUSSDavis	Haines & Company
1960	BUDS CAFE	Pacific Telephone
1957	SPIC N SPAN MALT SHOP	Pacific Telephone
1950	SPIC N SPAN MALT SHOP	Pacific Telephone
	SPIC N SPAN MALT SHOP	Pacific Telephone

413 N CITRUS AVE

Year	Uses	Source
1960	EVERETT I WORTH RL EST	Pacific Telephone
1957	EVERETT I WORTH RL EST	Pacific Telephone
1950	EVERETT I WORTH RL EST OFC	Pacific Telephone
	EVERETT I WORTH RL EST OFC	Pacific Telephone

415 N CITRUS AVE

Year	Uses	Source
1960	JONES HAROLD R	Pacific Telephone
1957	BUTLER JOS J	Pacific Telephone
1950	CAYLOR L C	Pacific Telephone
	CAYLOR L C	Pacific Telephone

418 N CITRUS AVE

Year	Uses	Source
1960	SCHOOLCRAFT E BLAINE	Pacific Telephone
	YOUNG GOLDA E	Pacific Telephone
1957	GILLETT ADA M MRS	Pacific Telephone
1950	CHAFFEY J B R	Pacific Telephone
	GILLETT F B MRS R	Pacific Telephone
	CHAFFEY J B R	Pacific Telephone
	GILLETT F B MRS R	Pacific Telephone

421 N CITRUS AVE

Year	Uses	Source
1960	ROLAND DONALD R	Pacific Telephone
1957	SHAW VICTOR	Pacific Telephone
1950	BELCHER FRED V SR R	Pacific Telephone
	BELCHER FRED V SR R	Pacific Telephone

FINDINGS

424 N CITRUS AVE

Year	Uses	Source
2003	XXXX	Haines & Company

425 N CITRUS AVE

Year	Uses	Source
1950	BLACKARD S SUPER SERV	Pacific Telephone
	BLACKARD S SUPER SERV	Pacific Telephone

429 N CITRUS AVE

Year	Uses	Source
1950	TRANTHAM R P R	Pacific Telephone
	TRANTHAM R P R	Pacific Telephone

433 N CITRUS AVE

Year	Uses	Source
1950	WENDT H E R	Pacific Telephone
	WENDT H E R	Pacific Telephone

437 N CITRUS AVE

Year	Uses	Source
1960	MADGE GEO	Pacific Telephone
1957	MADGE GEO	Pacific Telephone
1950	PENDERGRAFT WESLEY H R	Pacific Telephone
	PENDERGRAFT WESLEY H R	Pacific Telephone

440 N CITRUS AVE

Year	Uses	Source
1960	HOLLOWAY WM W	Pacific Telephone
1957	MARTINEK GEO W	Pacific Telephone
1950	MOWRY ALLISON	Pacific Telephone
	MOWRY ALLISON	Pacific Telephone

441 N CITRUS AVE

Year	Uses	Source
1960	HANSEN ELLA M MRS	Pacific Telephone
1957	HANSEN ELLA M MRS	Pacific Telephone
1950	RACE LINDA L R	Pacific Telephone
	RACE LINDA L R	Pacific Telephone

FINDINGS

442 N CITRUS AVE

Year	Uses	Source
1960	HUBMAN PHILLIPS D	Pacific Telephone
1957	MEINEN JOHN F	Pacific Telephone
1950	BERRY ALFRED D	Pacific Telephone
	BERRY ALFRED D	Pacific Telephone

444 N CITRUS AVE

Year	Uses	Source
2013	COVINA EMERGENCY DIAL 911	Cole Information Services
	POLICE	Cole Information Services
	CITY OF COVINA PD	Cole Information Services
	CITY OF COVINA P D	Cole Information Services
2008	CITY OF COVINA POLICE DEPARTMENT	Cole Information Services
	CITY OF COVINA	Cole Information Services
2003	BUILDING COV CTY POL	Haines & Company
	COV CTY POL ADMIN	Haines & Company
	COV CTY POL CRIME	Haines & Company
	COV CTY POL CTOFCR	Haines & Company
	COV CTY POL INFO	Haines & Company
	COV CTY POL INVSTGN 626 85s 4478	Haines & Company
	COV CTY POL JAIL	Haines & Company
	COV CTY POL PARKING	Haines & Company
	COV CTY POL PARKING	Haines & Company
	COV CTY POL WATCH 626 s	Haines & Company
	POLICECMNCTNSNON	Haines & Company
	EMER POUCE CRIME	Haines & Company
	PREVENTION POLICE DEPTS COVINA	Haines & Company
	INVSTGNS POLICE DEPTS COVINA	Haines & Company
	JAIL POLICE DPTS COVINA	Haines & Company
	GENL INFO POLICE RECORDS	Haines & Company
	POULCE WATCH	Haines & Company
	COMMANDER	Haines & Company
1995	t Covina	Pacific Bell
	Fire & Paramedic Emergency Calls	Pacific Bell
	Or	Pacific Bell
	Business Calls	Pacific Bell
	r Emergency Calls.911	Pacific Bell
	r Drive .818444251	Pacific Bell

FINDINGS

Year	Uses	Source
1995	t Bu Siness Calls Cei	Pacific Bell
	B Emergency Calls	Pacific Bell
	I Business Calls	Pacific Bell
	Fre Departments Contd i East Lts Angeles Area County Of LA L	Pacific Bell
	Emergency Calls	Pacific Bell
	i Busess Calls: : :	Pacific Bell
	! Emergency Calls .9. si 11517	Pacific Bell
	u E wncy Cl	Pacific Bell
	Business Calls	Pacific Bell
	Emergency Calls	Pacific Bell
	Businese Calls:::: :::	Pacific Bell
	Cavina	Pacific Bell
	Emergency Calls Only	Pacific Bell
	Dr	Pacific Bell
	Communicatlons Nan Emergency	Pacific Bell
	Animal Services	Pacific Bell
	Crime Prevention	Pacific Bell
	General Information	Pacific Bell
	Graffiti Hot Line	Pacific Bell
	Police Departments Contd	Pacific Bell
	Investigations	Pacific Bell
	Jail	Pacific Bell
	Records	Pacific Bell
	Watch Commander	Pacific Bell
	FIRE DEPARTMENTS	Pacific Bell
1985	POLICE DEPARTMENTS	Pacific Bell
1980	COVINA CITY OF POLICE DEPT	Pacific Telephone
	POLICE DEPTS	Pacific Telephone

448 N CITRUS AVE

Year	Uses	Source
1960	JACOBS GAO	Pacific Telephone
1957	JACOBS GEO O	Pacific Telephone
1950	JENSEN V E	Pacific Telephone
	JENSEN V E	Pacific Telephone

FINDINGS

469 N CITRUS AVE

Year	Uses	Source
1950	COVINA DRIVE IN MKT	Pacific Telephone
	COVINA DRIVE IN MKT	Pacific Telephone

500 N CITRUS AVE

Year	Uses	Source
2013	BAIL BONDS COVINA	Cole Information Services
	REAL ESTATE STORE THE	Cole Information Services
2008	COVINA FLOWERLAND	Cole Information Services
2003	COVINAFLOWERLAND	Haines & Company
	VICTORS COVIN	Haines & Company
	FLOWERLAND VICTORS FLORIST	Haines & Company
1995	COVINA FLOWERLAND	Pacific Bell
	VICTOR S COVLNA FLOWERLAND818 332 6262 OR 8183394049	Pacific Bell
	VICTOR S FLORIST	Pacific Bell
	Covina Flowerland	Pacific Bell
	Victors Covlna Flowerland	Pacific Bell
	Or	Pacific Bell
	Victors Florist	Pacific Bell
1985	COVINA FLOWERLAND	Pacific Bell
	VICTOR S COVINA FLOWERLAND	Pacific Bell
	VICTOR S COVINA FLOWERLAND	Pacific Bell
	VICTOR S FLORIST	Pacific Bell
1980	COVINA FLOWERLAND N CITRUS AVE COVINA	Pacific Telephone
	VICTOR S COVINA FLOWERLAND N CITRUS AVE COVINA	Pacific Telephone
	VICTOR S COVINA FLOWERLAND N CITRUS AVE COVINA	Pacific Telephone
	VICTOR S FLORIST N CITRUS AVE COVINA	Pacific Telephone
1975	COVINA FLOWERLAND	Pacific Telephone
	VICTORS COVINA FLOWERLAND	Pacific Telephone
	VICTORS COVINA FLOWERLAND	Pacific Telephone
	VICTORS FLORIST	Pacific Telephone
1966	COVINA FLOWERLAND	Pacific Telephone
	VICTOR S COVINA FLOWERLAND	Pacific Telephone
	VICTOR S COVINA FLOWERLAND	Pacific Telephone
1960	COVINA FLOWERLAND	Pacific Telephone

Year	Uses	Source
1960	VICTOR S COVINA FLOWERLAND	Pacific Telephone
	VICTOR S COVINA FLOWERLAND	Pacific Telephone
	VICTOR S FLORIST	Pacific Telephone
1957	VICTOR S FLORISTS	Pacific Telephone

502 N CITRUS AVE

Year	Uses	Source
1950	USHER LES	Pacific Telephone
	COVINA MOTORS	Pacific Telephone
	COVINA MOTORS	Pacific Telephone
	USHER LES	Pacific Telephone

503 N CITRUS AVE

Year	Uses	Source
1950	FREET S CHEVRON GAS STANTON	Pacific Telephone
	FREET S CHEVRON GAS STANTON	Pacific Telephone

504 N CITRUS AVE

Year	Uses	Source
1960	STEEG ELBERTA R EMPLYMMT AGCY	Pacific Telephone
	COVINA EMPLOYMENT AGCY	Pacific Telephone
	SID S REALTY	Pacific Telephone
	SEDLACEK E E RL EST	Pacific Telephone
1957	JONES DRAPERY CO	Pacific Telephone

505 N CITRUS AVE

Year	Uses	Source
1975	PIERCE JOHN M	Pacific Telephone
	KING HOWARD J	Pacific Telephone

506 N CITRUS AVE

Year	Uses	Source
2008	BLUE JAYS DELI	Cole Information Services
2003	XXXX	Haines & Company
1995	Blue Jays Del I	Pacific Bell
	BLUE JAY S DELL	Pacific Bell
1985	B J S ICE CREAM PARLOR & DELI	Pacific Bell
1980	UDDER-LY DELICIOUS N CITRUS AVE COVINA	Pacific Telephone
1975	HOUSE OF 1001 WIGS	Pacific Telephone

Year	Uses	Source
1966	FORD CONSTRUCTION CO	Pacific Telephone
1950	MISSION AUTO PARTS	Pacific Telephone
	MISSION AUTO PARTS	Pacific Telephone

508 N CITRUS AVE

Year	Uses	Source
2013	FASHION DRAPERY & UPHOLSTERING	Cole Information Services
2008	FASHION DRAPERY & UPHOLSTERY	Cole Information Services
1995	FASHION DRAPERY & UPHOLSTERING	Pacific Bell
1980	FASHION DRAPERY & UPHOLSTERING N CITRUS AVE COVINA	Pacific Telephone
1975	FASHION DRAPERY & UPHOLSTERING	Pacific Telephone
1966	FASHION DRAPERY & UPHOLSTERING	Pacific Telephone
1960	O MALLEY UPHOLSTERING	Pacific Telephone
1957	STEEG ELBERTA R EMPLYMT AGCY	Pacific Telephone
	SID S REALTY	Pacific Telephone
	SEDLACEK E E RL EST	Pacific Telephone
	PENNYSAVER ADVG	Pacific Telephone
	COVINA EMPLOYMENT AGCY	Pacific Telephone

510 N CITRUS AVE

Year	Uses	Source
1966	P & D DRAPERY SERV	Pacific Telephone
1960	MR MUSIC INC	Pacific Telephone

511 N CITRUS AVE

Year	Uses	Source
1957	COVINA IMPORTED CARS INC	Pacific Telephone
1950	KNIGHT C E AUTOS	Pacific Telephone
	KNIGHT C E AUTOS	Pacific Telephone

514 N CITRUS AVE

Year	Uses	Source
2013	OLD COVINA ANTIQUE EMPORIUM	Cole Information Services
2008	OLD COVINA ANTIQUE EMPORIUM	Cole Information Services
2003	EMPORIUM	Haines & Company
	OLD COVINAANTIQUE	Haines & Company
1995	PEANUT S TV & APPLIANCE CENTER	Pacific Bell
	Peanuts TV & Appliance Center	Pacific Bell
1985	PEANUT S RADIO & TV SERVICE	Pacific Bell

FINDINGS

Year	Uses	Source
1985	PEANUT S TV & APPLIANCE CENTER	Pacific Bell
	ASHMORE L D	Pacific Bell
1980	PEANUTS TV & APPLIANCE CENTER N CITRUS AVE COVINA	Pacific Telephone
	PEANUTS RADIO & TV SERVICE N CITRUS AVE COVINA	Pacific Telephone
	ASHMORE L D N CITRUS AVE COVINA	Pacific Telephone
1975	PEANUTS TV & APPLIANCE CENTER	Pacific Telephone
	PEANUTS RADIO & TV SERVICE	Pacific Telephone
	ASHMORE L D	Pacific Telephone
1966	ASHMORE L D	Pacific Telephone

516 N CITRUS AVE

Year	Uses	Source
2013	FRIENDS BARBER SHOP NUMBER 3	Cole Information Services
2008	FRIENDLYS BARBER SHOP 3	Cole Information Services
2003	DEANS BARBER SHOP	Haines & Company
1995	High Tech Building Maintenance	Pacific Bell
	High Tech Automotive	Pacific Bell
	Deans Barber Shop	Pacific Bell
	leans Barber Shop	Pacific Bell
	HIGH TECH AUTOMOTIVE	Pacific Bell
	DEAN S BARBER SHOP	Pacific Bell
	LEAN S BARBER SHOP	Pacific Bell
1985	NAZ AUTO REPAIR	Pacific Bell
	DEANS BARBER SHOP	Pacific Bell
1980	NAZ AUTO REPAIR N CITRUS AVE COVINA	Pacific Telephone
	DEAN S BARBER SHOP N CITRUS AVE COVINA	Pacific Telephone
1975	POGRO ED AUTO SERV	Pacific Telephone
	DEANS BARBER SHOP	Pacific Telephone
1966	POGRO ED AUTO SERV	Pacific Telephone
	DEAN S BARBER SHOP	Pacific Telephone
1960	POGRO ED AUTO SERV	Pacific Telephone
1957	POGRO ED AUTO SERV	Pacific Telephone
	COVINA TELEVISION	Pacific Telephone
1950	RUEHL HARRY J AUTOS	Pacific Telephone
	RUEHL HARRY J AUTOS	Pacific Telephone

FINDINGS

522 N CITRUS AVE

Year	Uses	Source
2013	C & M AUTO REPAIR	Cole Information Services
2008	C & M AUTO REPAIR	Cole Information Services
2003	CAM AUTOREPAIR	Haines & Company
1995	C & M AUTO REPAIR	Pacific Bell
1985	ALLER AUTO UPHOLSTERY	Pacific Bell
1980	CUSTOM SCREENING & REPAIR N CITRUS AVE COVINA	Pacific Telephone
	COVINA GLASS COMPANY N CITRUS AVE COVINA	Pacific Telephone
	CUSTOME SERVICES N CITRUS AVE COVINA	Pacific Telephone
1975	COVINA GLASS CO	Pacific Telephone
1966	COVINA GLASS CO	Pacific Telephone

525 N CITRUS AVE

Year	Uses	Source
1957	COVINA MOTORS INC	Pacific Telephone
1950	TURNER & CHAPIN TRACTORS & EQUIPT	Pacific Telephone
	FARASON HARRY TRACTORS COVINA	Pacific Telephone
	FARASON HARRY TRACTORS COVINA	Pacific Telephone
	TURNER & CHAPIN TRACTORS & EQUIPT	Pacific Telephone

526 N CITRUS AVE

Year	Uses	Source
1950	WARD JOE H R	Pacific Telephone
	WARD JOE H R	Pacific Telephone

528 N CITRUS AVE

Year	Uses	Source
1957	MYERS JESS AUTOS	Pacific Telephone

529 N CITRUS AVE

Year	Uses	Source
1957	KNIGHT B P	Pacific Telephone
1950	KNIGHT F P R	Pacific Telephone
	KNIGHT F P R	Pacific Telephone

FINDINGS

533 N CITRUS AVE

Year	Uses	Source
1960	QUIROZ LEONARD	Pacific Telephone
1957	QUIROZ LEONARD	Pacific Telephone
1950	QUIROZ LEONARD R	Pacific Telephone
	QUIROZ LEONARD R	Pacific Telephone

535 N CITRUS AVE

Year	Uses	Source
1966	SLEEP KING MATTRESS & FURN CO	Pacific Telephone

539 N CITRUS AVE

Year	Uses	Source
1957	LENZEN FREDERICK	Pacific Telephone
1950	LENZEN FREDERICK R	Pacific Telephone
	LENZEN FREDERICK R	Pacific Telephone

540 N CITRUS AVE

Year	Uses	Source
2003	XXXX	Haines & Company

544 N CITRUS AVE

Year	Uses	Source
2003	XXXX	Haines & Company

545 N CITRUS AVE

Year	Uses	Source
2013	TASTE OF TEXAS	Cole Information Services
2008	PATNICK INC	Cole Information Services
	NICKS TASTE OF TEXAS	Cole Information Services
2003	THEATRE ARTS YOUTH	Haines & Company
	STAGEWORKS	Haines & Company
1985	SLICK SLIDING WINDOWS	Pacific Bell
	COVINA GLASS CO INC	Pacific Bell
	STEWART S COVINA GLASS CO COVINA	Pacific Bell
1980	WATERBED SHOWCASE N CITRUS AVE COVINA	Pacific Telephone
	SHOWCASE WATERBED N CITRUS AVE COVINA	Pacific Telephone
1975	SHOWCASE WATERBED	Pacific Telephone
	CENTRAL WATERBED SHOWROOM	Pacific Telephone

Year	Uses	Source
1966	G & H ELECTRONICS	Pacific Telephone
1960	MISSION AUTO PARTS	Pacific Telephone
1957	MISSION AUTO PARTS	Pacific Telephone
1950	SHEPHERD TRACTOR & EQUIPT CO	Pacific Telephone
	SHEPHERD TRACTOR & EQUIPT CO	Pacific Telephone

546 N CITRUS AVE

Year	Uses	Source
2003	XXXX	Haines & Company
1985	POMECS REAL ESTATE	Pacific Bell

547 N CITRUS AVE

Year	Uses	Source
2003	JEECO MFG&SUPPLY	Haines & Company
	JEECO INTERIOR SRVS	Haines & Company
	COMPANY EDCO SUPPLY	Haines & Company
	B S K MAINTENANCE	Haines & Company
1995	JEECO INTERIOR SERVICES	Pacific Bell
	EDCO MFG & SUPPLY CO	Pacific Bell
	JEECO MFG & SUPPLY	Pacific Bell
	Jeeco Mfg & Supply	Pacific Bell
	Edco Mfg & Supply Co	Pacific Bell
	Jeeco Interior Services	Pacific Bell
1985	BOUNDARY RENT A FENCE	Pacific Bell
	JEECO MFG & SUPPLY	Pacific Bell
1980	EDCO MANUFACTURING & SUPPLY CO N CITRUS AVE COVINA	Pacific Telephone
	JEECO MFG & SUPPLY N CITRUS AVE COVINA	Pacific Telephone
1975	TODD SALES	Pacific Telephone
	MELNOR INDUSTRIES IRRIGATION DIV	Pacific Telephone
	JEECO MFG & SUPPLY	Pacific Telephone
1966	EVANS W J LUMBER CO	Pacific Telephone
	EVANS LUMBER CO	Pacific Telephone
1960	EVANS LUMBER CO	Pacific Telephone
	EVANS W J LUMBER	Pacific Telephone
1957	EVANS LUMBER CO	Pacific Telephone
	EVANS W J LUMBER	Pacific Telephone
1950	EVANS W J LUMBR	Pacific Telephone
	EVANS W J LUMBR	Pacific Telephone

FINDINGS

549 N CITRUS AVE

Year	Uses	Source
1975	ANDEREGG E R	Pacific Telephone

552 N CITRUS AVE

Year	Uses	Source
2003	XXXX	Haines & Company

554 N CITRUS AVE

Year	Uses	Source
2003	XXXX	Haines & Company
1985	VINEY-MILLIKEN LUMBER CO	Pacific Bell
1975	VINEY-MILLIKEN LUMBER CO	Pacific Telephone
1966	VINEY-MILLIKEN LUMBER CO	Pacific Telephone

557 N CITRUS AVE

Year	Uses	Source
2003	XXXX	Haines & Company

559 N CITRUS AVE

Year	Uses	Source
1995	Covina Auto Body Shop	Pacific Bell
	MARIO S AUTO DETAIL	Pacific Bell
	COVINA AUTO BODY SHOP	Pacific Bell
1985	BERNIES DETAIL SHOP	Pacific Bell
	AUTO BEAUTY CENTER	Pacific Bell
1980	AUTO AIR INSTALLERS INC N CITRUS AVE COVINA	Pacific Telephone

569 N CITRUS AVE

Year	Uses	Source
2013	TRANSMISSION HOUSE THE	Cole Information Services
2008	THE TRANSMISSION HOUSE	Cole Information Services
2003	THETRANSMISSION	Haines & Company
	$HELMUTHC	Haines & Company
	HOUSE	Haines & Company
1995	Transmission House The	Pacific Bell
	TRANSMISSION HOUSE THE	Pacific Bell
1985	TRANSMISSION HOUSE THE	Pacific Bell
1980	TRANSMISSION HOUSE THE N CITRUS AVE COVINA	Pacific Telephone
1975	TRANSMISSION HOUSE THE	Pacific Telephone

FINDINGS

576 N CITRUS AVE

Year	Uses	Source
2013	BMW SERVICE BY ED	Cole Information Services
	VALLEY MERCEDES SERVICES	Cole Information Services
	SUNSHINE FLOORS & CARPETS	Cole Information Services
2008	CAM SHUTTERS & INTERIORS INC	Cole Information Services
	VALLEY MERCEDES SERVICE	Cole Information Services
2003	CITRUSAVN 91723 CONT PSA ATD 626 B	Haines & Company
	SHUTTERS&INTERIORS	Haines & Company
1995	I General Fasteners Mfg Co	Pacific Bell
	Sals Steel Rule Die	Pacific Bell
	Or	Pacific Bell
	Covina Automotive	Pacific Bell
	SALS STEEL RULE DIE	Pacific Bell
	I GENERAL FASTENERS MFG CO	Pacific Bell
	COVINA AUTOMOTIVE	Pacific Bell

579 N CITRUS AVE

Year	Uses	Source
2003	IHAKevin	Haines & Company
1995	Stop Brake Shops	Pacific Bell
	STOP BRAKE SHOPS	Pacific Bell
1985	STOP BRAKE SHOPS	Pacific Bell
	BRAKE SHOP	Pacific Bell
1980	CUSTOM MARINE N CITRUS AVE COVINA	Pacific Telephone

583 N CITRUS AVE

Year	Uses	Source
2013	CHASSIS BY AARON IHA	Cole Information Services
2008	DYNO TUNE & BRAKES	Cole Information Services
	DYNO TUNE & MUFFLER	Cole Information Services
1995	I DYNO-TUNE	Pacific Bell
	I Dyno Tune	Pacific Bell
1985	DYNO TUNE LUBE N MUFFLER	Pacific Bell

618 N CITRUS AVE

Year	Uses	Source
1960	VARGO JOS	Pacific Telephone
1957	VARGO JOS	Pacific Telephone

Year	Uses	Source
1950	VARGO JOS R	Pacific Telephone
	VARGO JOS R	Pacific Telephone

619 N CITRUS AVE

Year	Uses	Source
1995	Thrift Shop Bargain Box	Pacific Bell
	Bargain Box Thrift Shop	Pacific Bell
	THRIFT SHOP BARGAIN BOX	Pacific Bell
	BARGAIN BOX THRIFT SHOP	Pacific Bell
1985	THRIFT SHOP BARGAIN BOX	Pacific Bell
	BARGAIN BOX THRIFT SHOP	Pacific Bell
1980	BARGAIN BOX THRIFT SHOP N CITRUS AVE COVINA	Pacific Telephone
	THRIFT SHOP BARGAIN BOX N CITRUS AVE COVINA	Pacific Telephone
1975	THRIFT SHOP BARGAIN BOX	Pacific Telephone
	BARGAIN BOX THRIFT SHOP	Pacific Telephone
1966	BARGAIN BOX CLTHNG	Pacific Telephone
1957	VALENCIA HEIGHTS ORCHARDS INC	Pacific Telephone

620 N CITRUS AVE

Year	Uses	Source
1950	REICH ANDREW DATES	Pacific Telephone
	REICH ANDREW DATES	Pacific Telephone

638 N CITRUS AVE

Year	Uses	Source
1960	CARTER JOHN J SR	Pacific Telephone
1950	PHILBRICK RUSSELL A	Pacific Telephone
	PHILBRICK RUSSELL A	Pacific Telephone

642 N CITRUS AVE

Year	Uses	Source
1957	SELF RICHARD	Pacific Telephone
1950	HANSON F W	Pacific Telephone
	HANSON F W	Pacific Telephone

701 N CITRUS AVE

Year	Uses	Source
1960	PETERSEN ARTHUR J	Pacific Telephone
1957	PETERSEN ARTHUR J	Pacific Telephone

Year	Uses	Source
1950	PETERSEN A J	Pacific Telephone
	PETERSEN A J	Pacific Telephone

711 N CITRUS AVE

Year	Uses	Source
1960	CAMPBELL PAUL A	Pacific Telephone
1957	SIGRIST JOHN	Pacific Telephone
1950	BONANOMI SPENCER V	Pacific Telephone
	BONANOMI SPENCER V	Pacific Telephone

712 N CITRUS AVE

Year	Uses	Source
1980	CADY A E VETNRIAN N CITRUS AVE COVINA	Pacific Telephone
	CITRUS ANIMAL HOSPITAL INC N CITRUS AVE COVINA	Pacific Telephone

715 N CITRUS AVE

Year	Uses	Source
1960	EABY RALPH W	Pacific Telephone
1957	EABY RALPH W	Pacific Telephone
1950	EABY RALPH W R	Pacific Telephone
	EABY RALPH W R	Pacific Telephone

719 N CITRUS AVE

Year	Uses	Source
1960	HOUSE WM F DR	Pacific Telephone
1950	HOUSE JAS E R	Pacific Telephone
	HOUSE JAS E R	Pacific Telephone

726 N CITRUS AVE

Year	Uses	Source
1980	SOLINGER DAVID C ATTY N CITRUS AVE COVINA	Pacific Telephone

733 N CITRUS AVE

Year	Uses	Source
1980	RODRIGUEZ ELEANOR N CITRUS AVE COVINA	Pacific Telephone

FINDINGS

734 N CITRUS AVE

Year	Uses	Source
1960	STORY TED H	Pacific Telephone
1957	STORY TED H	Pacific Telephone
1950	STORY TED H R	Pacific Telephone
	STORY TED H R	Pacific Telephone

735 N CITRUS AVE

Year	Uses	Source
1960	HOECKER JOHN A	Pacific Telephone
1957	HAAS GLADYS M	Pacific Telephone
1950	GRAHAM THOS R R	Pacific Telephone
	GRAHAM THOS R R	Pacific Telephone

736 N CITRUS AVE

Year	Uses	Source
1980	NATIONAL ENERGY ALTERNATIVES INC N CITRUS AVE COVINA	Pacific Telephone

738 N CITRUS AVE

Year	Uses	Source
1960	ADAMS HERSCHEL H	Pacific Telephone
1957	ADAMS HERSCHEL H	Pacific Telephone
1950	ADAMS HERSCHEL H R	Pacific Telephone
	ADAMS HERSCHEL H R	Pacific Telephone

742 N CITRUS AVE

Year	Uses	Source
1960	MARTIN FLORENCE MRS	Pacific Telephone
1957	MARTIN W J F	Pacific Telephone
1950	MARTIN W J F R	Pacific Telephone
	MARTIN W J F R	Pacific Telephone

746 N CITRUS AVE

Year	Uses	Source
1960	FRALICK AL C	Pacific Telephone
1957	FRALICK AL C	Pacific Telephone
1950	FRALICK AL C R	Pacific Telephone
	FRALICK AL C R	Pacific Telephone

FINDINGS

749 N CITRUS AVE

Year	Uses	Source
1980	KENNARD WM J N CITRUS AVE COVINA	Pacific Telephone

750 N CITRUS AVE

Year	Uses	Source
1980	BHUTANI TOYLAND PRESCHOOL N CITRUS AVE COVINA	Pacific Telephone
	TOYLAND PRESCHOOL N CITRUS AVE COVINA	Pacific Telephone

757 N CITRUS AVE

Year	Uses	Source
1980	DRISCOLL STUART JR N CITRUS AVE COVINA	Pacific Telephone

765 N CITRUS AVE

Year	Uses	Source
1980	DRISCOLL GARY N CITRUS AVE COVINA	Pacific Telephone

55L0 N CITRUS AVE

Year	Uses	Source
1975	BEDOLLA GEE A	Pacific Telephone

576A N CITRUS AVE

Year	Uses	Source
1995	MAACO AUTO PAINTING & BODYWORKS	Pacific Bell
	MAACO AUTO PAINTING & BODYWORKS	Pacific Bell

583 1/2 N CITRUS AVE

Year	Uses	Source
1995	COVINA RADIATOR SERVICE	Pacific Bell
1985	COVINA RADIATOR SERVICE	Pacific Bell

710 1/2 N CITRUS AVE

Year	Uses	Source
1960	WALKER FLORENCE	Pacific Telephone
1957	WALKER FLORENCE	Pacific Telephone
1950	WALKER FLORENCE R	Pacific Telephone
	WALKER FLORENCE R	Pacific Telephone

N CITRUS ST

324 N CITRUS ST

Year	Uses	Source
1995	Sharynes Designs	Pacific Bell

N PARK AVE

500 N PARK AVE

Year	Uses	Source
1985	WILLIS DARRELL	Pacific Bell
	SAGER RICHARD	Pacific Bell
1975	STEVENS ALAN D	Pacific Telephone
1960	JONES RAY	Pacific Telephone

504 N PARK AVE

Year	Uses	Source
1975	GRONWALL JAS	Pacific Telephone
1966	SHULL GISELA	Pacific Telephone
1957	SMEDLEY C G	Pacific Telephone

511 N PARK AVE

Year	Uses	Source
1950	BARKER ELMER	Pacific Telephone
	BARKER ELMER	Pacific Telephone

514 N PARK AVE

Year	Uses	Source
1985	KRAJEWSKI JERRY & PAM	Pacific Bell
1975	GRAFE MARIA	Pacific Telephone
	CASSIDY ARTHUR	Pacific Telephone
1960	HALLAMORE HIBBERT M	Pacific Telephone
1957	HALLAMORE HIBBERT M	Pacific Telephone

515 N PARK AVE

Year	Uses	Source
1960	DRUMMOND LEON	Pacific Telephone

519 N PARK AVE

Year	Uses	Source
1950	PETERMAN NONA M MRS	Pacific Telephone

Year	Uses	Source
1950	PETERMAN NONA M MRS	Pacific Telephone

525 N PARK AVE

Year	Uses	Source
2013	GARYS APPLIANCE	Cole Information Services
	ULTRA AUTO	Cole Information Services
2008	COVINA TIRE	Cole Information Services
	GARYS APPLIANCE	Cole Information Services
2003	GARYS APPLIANCE 626 31 123 I	Haines & Company
	DETAIL	Haines & Company
	COVINAVALLEY	Haines & Company
1995	Covina Cabinet	Pacific Bell
1985	J W CONTSTRUCTION	Pacific Bell
	COVINA CABINET	Pacific Bell
1960	RED S REBORE & PARTS CO	Pacific Telephone
1957	RED S REBORE & PARTS CO	Pacific Telephone
1950	RED S REBORE & PARTS CO	Pacific Telephone
	RED S REBORE & PARTS CO	Pacific Telephone

531 N PARK AVE

Year	Uses	Source
1950	COOK WILBUR F	Pacific Telephone
	COOK WILBUR F	Pacific Telephone

541 N PARK AVE

Year	Uses	Source
1960	STILLER CLAUDE W DECRTR	Pacific Telephone
1957	PERKINS GRACE E	Pacific Telephone

554 N PARK AVE

Year	Uses	Source
1980	CROW BUILDING MATERIALS N PARK AVE COVINA	Pacific Telephone

566 N PARK AVE

Year	Uses	Source
1931	Arrington Chad A tchr High Sch	Los Angeles Directory Company Publishers

FINDINGS

ORANGE ST

117 ORANGE ST

Year	Uses	Source
1950	PYLE MILDRED M	Pacific Telephone
	PYLE MILDRED M	Pacific Telephone

120 ORANGE ST

Year	Uses	Source
1950	BETZ GEO W JR	Pacific Telephone
	BETZ GEO W JR	Pacific Telephone

140 ORANGE ST

Year	Uses	Source
1950	NELSON RAY	Pacific Telephone
	NELSON RAY	Pacific Telephone

149 ORANGE ST

Year	Uses	Source
1960	GOODELL R A	Pacific Telephone
1957	GOODELL R A	Pacific Telephone
1950	GOODELL R A	Pacific Telephone
	GOODELL R A	Pacific Telephone

154 ORANGE ST

Year	Uses	Source
1950	SWENSON E N MRS	Pacific Telephone
	SWENSON E N MRS	Pacific Telephone

155 ORANGE ST

Year	Uses	Source
1950	LICAUSE JOHN MRS	Pacific Telephone
	LICAUSE JOHN MRS	Pacific Telephone

163 ORANGE ST

Year	Uses	Source
1950	VASS MARIE P	Pacific Telephone
	VASS MARIE P	Pacific Telephone

171 ORANGE ST

Year	Uses	Source
1960	MAXWELL DAN	Pacific Telephone

Year	Uses	Source
1960	MAXWELL S DAN GARAGE	Pacific Telephone
1957	MAXWELL DAN	Pacific Telephone
	MAXWELL S DAN GARAGE	Pacific Telephone
1950	MAXWELL DAN	Pacific Telephone
	MAXWELL DAN	Pacific Telephone

242 ORANGE ST

Year	Uses	Source
1950	MAXFIELD GEO H	Pacific Telephone
	MAXFIELD GEO H	Pacific Telephone

277 ORANGE ST

Year	Uses	Source
1950	ROSS ERNEST S	Pacific Telephone
	ROSS ERNEST S	Pacific Telephone

SAN BERNARDINO AVE E

100 SAN BERNARDINO AVE E

Year	Uses	Source
1970	C 2 DE JONG 0 E	GTE

SAN BERNARDINO RD

148 SAN BERNARDINO RD

Year	Uses	Source
1975	Bhatt Jitendra R MD Inc I	GTE

SCHOOL ST

144 SCHOOL ST

Year	Uses	Source
1966	DAVIS C L	Pacific Telephone

W COTTAGE DR

104 W COTTAGE DR

Year	Uses	Source
2003	XXXX	Haines & Company
1980	T S ELECTRONICS W COTTAGE DR COVINA	Pacific Telephone

Year	Uses	Source
1966	KLEAR PAUL	Pacific Telephone
1960	WAKEFIELD EMMA MRS	Pacific Telephone

106 W COTTAGE DR

Year	Uses	Source
1960	IGO PHIL A	Pacific Telephone
1957	IGO PHIL A	Pacific Telephone

108 W COTTAGE DR

Year	Uses	Source
1960	BUEHRENS CLARA C	Pacific Telephone
1957	BUEHRENS CLARA C	Pacific Telephone
1950	GESSLER ELEANOR	Pacific Telephone
	GESSLER ELEANOR	Pacific Telephone

110 W COTTAGE DR

Year	Uses	Source
2013	ROOM DANCE INC	Cole Information Services
1966	GEREN GEO	Pacific Telephone
1960	BROOKS H P	Pacific Telephone
1957	BROOKS H P	Pacific Telephone

132 W COTTAGE DR

Year	Uses	Source
2013	WOELFEL RAINE	Cole Information Services
	BROWN DENNIS ILLUSTRATOR	Cole Information Services
2008	WOELFEL RAINE	Cole Information Services
2003	BROWN DENNIS	Haines & Company
	ILLUSTRATOR WOELFEL Raine	Haines & Company
1995	Woefel Ralne	Pacific Bell
1985	WOELFEL-WOELFEL SILVERLINING	Pacific Bell
	SILVERUNING WOELFEL WOELFEL	Pacific Bell
1980	SILVER LINING WOELFEL WOELFEL W COTTAGE DR COVINA	Pacific Telephone
	WOELFEL WOELFEL SILVER LINING W COTTAGE DR COVINA	Pacific Telephone
1975	LUDERER ANNA COVINA	Pacific Telephone
1966	LUDERER ANNA	Pacific Telephone
1960	TEUCHERT ANNA	Pacific Telephone
1957	FRANDSEN GEO	Pacific Telephone
1950	YOUNT M E	Pacific Telephone

Year	Uses	Source
1950	YOUNT M E	Pacific Telephone

133 W COTTAGE DR

Year	Uses	Source
2013	HUIS HERBS & ACUPUNCTURE	Cole Information Services
	LAW OFFICES OF THERESA CAME	Cole Information Services
	COVINA ACUPUNTURE & HERBS CENTER	Cole Information Services
2008	THERESA CAME MARLEN	Cole Information Services
2003	XXXX	Haines & Company
1995	Rose Cottage The	Pacific Bell
1985	CAMES SECURITY ALARMS INC	Pacific Bell
1980	CAMES SECURITY ALARMS INC W COTTAGE DR COVINA	Pacific Telephone
1966	CARTER WILBURTH K	Pacific Telephone

136 W COTTAGE DR

Year	Uses	Source
2008	ONEAL FINANCIAL SERVICES	Cole Information Services

139 W COTTAGE DR

Year	Uses	Source
2003	XXXX	Haines & Company
1975	GARCIA JESUS	Pacific Telephone
1957	HYDER SHIRLEY J	Pacific Telephone
1950	MAIER PAUL H	Pacific Telephone
	MAIER PAUL H	Pacific Telephone

145 W COTTAGE DR

Year	Uses	Source
2003	HICKMANM	Haines & Company
1995	Hickman M	Pacific Bell
1985	HICKMAN T J	Pacific Bell
1980	HICKMAN T J W COTTAGE DR COVINA	Pacific Telephone
1975	HICKMAN T J	Pacific Telephone
1966	HICKMAN T J	Pacific Telephone
1960	HICKMAN T J	Pacific Telephone
1957	HICKMAN T J	Pacific Telephone

FINDINGS

146 W COTTAGE DR

Year	Uses	Source
2003	XXXX	Haines & Company
1985	VINSON M G	Pacific Bell
1980	MEYER M W COTTAGE DR COVINA	Pacific Telephone
	VINSON M G W COTTAGE DR COVINA	Pacific Telephone
1975	VINSON M G	Pacific Telephone
1960	COLVIN JAS Y COVINA	Pacific Telephone
	COLVIN BOBBY L	Pacific Telephone
	COLVIN ESSIE MAE	Pacific Telephone
1957	BOCKSNICK LAURA K	Pacific Telephone
	COLVIN BOBBY L	Pacific Telephone
	COLVIN ESSIE MAE	Pacific Telephone
	COLVIN JAS Y	Pacific Telephone
1950	BRIGHAM DAVID	Pacific Telephone
	FOWLER ROBT L	Pacific Telephone
	BRIGHAM DAVID	Pacific Telephone
	FOWLER ROBT L	Pacific Telephone

148 W COTTAGE DR

Year	Uses	Source
1960	COE A J	Pacific Telephone
1957	COE A J	Pacific Telephone
1950	COE A J	Pacific Telephone
	COE A J	Pacific Telephone

149 W COTTAGE DR

Year	Uses	Source
2003	CEBALLOS Jesus	Haines & Company
1995	Ceballos Jesus	Pacific Bell
1960	EVANS VERNA T	Pacific Telephone

153 W COTTAGE DR

Year	Uses	Source
2003	XXXX	Haines & Company
1975	JONAS CHAS V	Pacific Telephone
1966	FRANCO JOE	Pacific Telephone
1950	KIMSEY W H MRS	Pacific Telephone
	KIMSEY W H MRS	Pacific Telephone

FINDINGS

154 W COTTAGE DR

Year	Uses	Source
1960	FRANKLIN G E	Pacific Telephone
1957	FRANKLIN G E	Pacific Telephone
1950	DE VOL RUTH F	Pacific Telephone
	DE VOL RUTH F	Pacific Telephone

160 W COTTAGE DR

Year	Uses	Source
1960	CHENOWITH JOE	Pacific Telephone

161 W COTTAGE DR

Year	Uses	Source
2013	HOLDER PLUMBING	Cole Information Services
2003	XXXX	Haines & Company
1980	PRICE R W COTTAGE DR COVINA	Pacific Telephone
1966	WILSON MARGARET M	Pacific Telephone
1960	ROBBINS GARY W	Pacific Telephone

164 W COTTAGE DR

Year	Uses	Source
1960	LAND WILEY L	Pacific Telephone
1957	DAHL JOHN LINOLEUM	Pacific Telephone
1950	DAHL JOHN IINOLEUM	Pacific Telephone
	DAHL JOHN IINOLEUM	Pacific Telephone

165 W COTTAGE DR

Year	Uses	Source
2003	HALLSteven B	Haines & Company
1995	Hall Steven B	Pacific Bell
	Hall T Douar	Pacific Bell
	Hall T Glandra	Pacific Bell
1985	HALL STEVEN B	Pacific Bell
1980	HALL STEVEN B W COTTAGE DR COVINA	Pacific Telephone
1975	POLONI MIKE	Pacific Telephone
1966	VAN HOOF FRANK	Pacific Telephone
1960	SMITH C E MRS	Pacific Telephone
1957	SMITH C E MRS	Pacific Telephone
1950	SMITH C E MRS	Pacific Telephone
	SMITH C E MRS	Pacific Telephone

171 W COTTAGE DR

Year	Uses	Source
2013	MOHAN DIALYSIS CENTER	Cole Information Services
2008	LOCOMOTION THERAPY	Cole Information Services
	LYG A MEDICAL CORP	Cole Information Services
2003	YEE LINCOLN SMD	Haines & Company
	LINDBERGJOHNMD	Haines & Company
	DOLPHINS REHAB	Haines & Company
1995	Donohoe J William MD	Pacific Bell
	Fisher Neal R MD	Pacific Bell
1985	HIGGINS CHAS MD	Pacific Bell
	FISHER NEAL R MD	Pacific Bell
1966	YOUNG L O	Pacific Telephone
1960	FAIRLY A C	Pacific Telephone
1957	FAIRLY A C	Pacific Telephone
1950	FAIRLY A C	Pacific Telephone
	FAIRLY A C	Pacific Telephone

172 W COTTAGE DR

Year	Uses	Source
1960	GEREN GEO	Pacific Telephone
1957	GEREN GEO	Pacific Telephone

176 W COTTAGE DR

Year	Uses	Source
1960	FRICKE EILEEN M	Pacific Telephone
1957	DRISCOLL V F MRS	Pacific Telephone

177 W COTTAGE DR

Year	Uses	Source
2003	XXXX	Haines & Company
1975	PETERSON GARY D	Pacific Telephone
1966	FRANDSEN GAS	Pacific Telephone
1960	FRANDSEN GEO	Pacific Telephone
1957	THOMAS T V	Pacific Telephone

W GENEVA PL

101 W GENEVA PL

Year	Uses	Source
1966	MODERN BODY CO	Pacific Telephone

FINDINGS

118 W GENEVA PL

Year	Uses	Source
1957	KAISER H J MACHINING CO	Pacific Telephone

129 W GENEVA PL

Year	Uses	Source
1957	COW BOY-KIST BOTTLING CO	Pacific Telephone
	KIST BOTTLING CD	Pacific Telephone
1950	COVINA BOTTLING CO	Pacific Telephone
	COVINA BOTTLING CO	Pacific Telephone
	COW BOY BOTTLING CO	Pacific Telephone
	COW BOY BOTTLING CO	Pacific Telephone

141 W GENEVA PL

Year	Uses	Source
1957	WALT PITTILLO AUTO SERV	Pacific Telephone
	PITTILLO WALT AUTO SERV	Pacific Telephone
1950	WALT PITTILLO AUTO SVC	Pacific Telephone
	PITTILLO WALT AUTO SVC	Pacific Telephone
	WALT PITTILLO AUTO SVC	Pacific Telephone
	PITTILLO WALT AUTO SVC	Pacific Telephone

152 W GENEVA PL

Year	Uses	Source
1950	CROWELL JACK C ORCHRDST	Pacific Telephone
	CROWELL JACK C ORCHRDST	Pacific Telephone

156 W GENEVA PL

Year	Uses	Source
1957	EVANS W J	Pacific Telephone

159 W GENEVA PL

Year	Uses	Source
1960	EVANS MABEL S MRS	Pacific Telephone
1950	EVANS W J	Pacific Telephone
	EVANS W J	Pacific Telephone

162 W GENEVA PL

Year	Uses	Source
1957	HARRIS A L	Pacific Telephone
1950	WHITE RALPH ALLEN	Pacific Telephone

Year	Uses	Source
1950	WHITE RALPH ALLEN	Pacific Telephone

163 W GENEVA PL

Year	Uses	Source
1985	FIELD PIETJE	Pacific Bell
1980	FIELD PIETJE W GENEVA PL COVINA	Pacific Telephone
1975	FIELD PIETJE	Pacific Telephone
1966	FIELD PIETJE	Pacific Telephone
1960	BRAY FRED H	Pacific Telephone
1957	WHORTON EUGENE	Pacific Telephone
1950	WHORTON FINIS C	Pacific Telephone
	WHORTON FINIS C	Pacific Telephone

165 W GENEVA PL

Year	Uses	Source
1960	VINSON LEE MRS	Pacific Telephone
1957	VINSON LEE MRS	Pacific Telephone
1950	STEPHENS HARLIE R	Pacific Telephone
	STEPHENS HARLIE R	Pacific Telephone

167 W GENEVA PL

Year	Uses	Source
1960	WHORTON W L	Pacific Telephone
1957	WHORTON W L	Pacific Telephone
1950	CAFFEY LILA	Pacific Telephone
	CAFFEY LILA	Pacific Telephone

168 W GENEVA PL

Year	Uses	Source
1957	WHITTON CAMMIE O MRS	Pacific Telephone
1950	WHITTON M K MRS	Pacific Telephone
	WHITTON M K MRS	Pacific Telephone

176 W GENEVA PL

Year	Uses	Source
1960	NOAH R L	Pacific Telephone
1957	NOAH R L	Pacific Telephone
1950	NOAH R L	Pacific Telephone
	NOAH R L	Pacific Telephone

181 W GENEVA PL

Year	Uses	Source
1960	FIGUEROA EARNEST	Pacific Telephone

167 1/2 W GENEVA PL

Year	Uses	Source
1960	JOHNS MARY C	Pacific Telephone
1957	COCHRAN RICHARD J	Pacific Telephone
1950	HARRIS A L	Pacific Telephone
	HARRIS A L	Pacific Telephone

W ORANGE

118 W ORANGE

Year	Uses	Source
1995	Real Estate Express	Pacific Bell
	Escrow Divisio	Pacific Bell
	Real Estate Division	Pacific Bell

140 W ORANGE

Year	Uses	Source
1995	Abel! John B nc	Pacific Bell
	Abell Dedmon General	Pacific Bell

148 W ORANGE

Year	Uses	Source
1995	From Los Angeles Telephones Call	Pacific Bell
	David Lee Realty	Pacific Bell
	David Landesmann	Pacific Bell

154 W ORANGE

Year	Uses	Source
1995	Vela David & Mercedes	Pacific Bell
	Vela Crisanta	Pacific Bell

158 W ORANGE

Year	Uses	Source
1995	Drafting & Design Ltd	Pacific Bell

W ORANGE ST

101 W ORANGE ST

Year	Uses	Source
1931	Superior Garage	Los Angeles Directory Co.

106 W ORANGE ST

Year	Uses	Source
1931	Orange Cafe	Los Angeles Directory Co.

108 W ORANGE ST

Year	Uses	Source
1928	Vacant	Los Angeles Directory Co.

110 W ORANGE ST

Year	Uses	Source
2003	GLINi AKPete	Haines & Company
1931	Dahlke E R	Los Angeles Directory Co.
1928	Howell Sophia J	Los Angeles Directory Co.

111 W ORANGE ST

Year	Uses	Source
1923	Ausley G W gro	Los Angeles Directory Co.

113 W ORANGE ST

Year	Uses	Source
2003	EXPRESSOTRS MRTG	Haines & Company
	REAL ESTATE 626 967 7 S	Haines & Company
	EXPRESS	Haines & Company
	CITRUS MORTGAGE	Haines & Company
	REAL ESTATE	Haines & Company

114 W ORANGE ST

Year	Uses	Source
1931	West Orange 2d Hd Store	Los Angeles Directory Co.

118 W ORANGE ST

Year	Uses	Source
2008	REAL ESTATE EXPRESS	Cole Information Services
	CMC REALTY	Cole Information Services
1985	VALLEY AUTO SUPPLY	Pacific Bell
	CAR CARE PAINT	Pacific Bell

Year	Uses	Source
1980	COVINA MOTOR PARTS W ORANGE ST COVINA	Pacific Telephone
1975	COVINA MOTOR PARTS	Pacific Telephone
1966	COVINA MOTOR PARTS	Pacific Telephone
1960	COVINA MOTOR PARTS	Pacific Telephone
1957	COVINA MOTOR PARTS	Pacific Telephone

120 W ORANGE ST

Year	Uses	Source
2003	GUNIAK Pete	Haines & Company
1966	BETZ GEO W JR	Pacific Telephone
1960	BETZ GEO W JR	Pacific Telephone
1957	BETZ GEO W JR	Pacific Telephone

123 W ORANGE ST

Year	Uses	Source
1966	LAYMAN E W	Pacific Telephone
1960	LAYMAN E W	Pacific Telephone
1957	LAYMAN E W	Pacific Telephone
1950	LAYMAN MERIE J	Pacific Telephone
	LAYMAN ERMA M PRTNTG	Pacific Telephone
	LAYMAN MERIE J	Pacific Telephone
	LAYMAN ERMA M PRTNTG	Pacific Telephone

126 W ORANGE ST

Year	Uses	Source
2003	XXXX	Haines & Company
1960	VINSON GENE	Pacific Telephone
1957	HUGHES EARL V	Pacific Telephone
1950	WALLIS FRANK M	Pacific Telephone
	WALLIS FRANK M	Pacific Telephone

128 W ORANGE ST

Year	Uses	Source
1960	BRIGNULL EVELYN	Pacific Telephone

129 W ORANGE ST

Year	Uses	Source
1975	GRAEF LENA	Pacific Telephone
1966	REEDER ANNIE	Pacific Telephone

Year	Uses	Source
1960	MARSH CARRIE L	Pacific Telephone
1950	JOHNSON ELMER E	Pacific Telephone
	JOHNSON ELMER E	Pacific Telephone

131 W ORANGE ST

Year	Uses	Source
1980	STAFFORD ARTESIA W ORANGE ST COVINA	Pacific Telephone
1966	BRISENO MARGUERITE	Pacific Telephone
1960	HUBBARD FLORENCE	Pacific Telephone
1957	HUBBARD FLORENCE	Pacific Telephone

132 W ORANGE ST

Year	Uses	Source
2003	XXXX	Haines & Company
1975	KITCHEN ROBT COVINA	Pacific Telephone
1966	FLANERY JOHN W	Pacific Telephone
1960	SPEER ROXIE MRS	Pacific Telephone
1957	SPEER ROXIE MRS	Pacific Telephone
1950	SPEER HAROLD G	Pacific Telephone
	SPEER HAROLD G	Pacific Telephone

133 W ORANGE ST

Year	Uses	Source
1975	ANDERSON V B WELDNG EQUIP	Pacific Telephone

136 W ORANGE ST

Year	Uses	Source
2003	MAR 1 NEZ Deborah	Haines & Company
1985	HAWKINS MICHAEL	Pacific Bell
1980	MCALISTER CLYDE W ORANGE ST COVINA	Pacific Telephone
1975	MC ALISTER CLYDE	Pacific Telephone
1966	MCALISTER CLYDE	Pacific Telephone
1960	MC ALISTER CLYDE	Pacific Telephone
1957	MCALISTER CLYDE	Pacific Telephone
	MCALISTER HAROLD	Pacific Telephone
1950	MCALISTER CLYDE	Pacific Telephone
	MCALISTER CLYDE	Pacific Telephone

FINDINGS

137 W ORANGE ST

Year	Uses	Source
1985	GORDON E R	Pacific Bell
1980	GORDON E R W ORANGE ST COVINA	Pacific Telephone
1975	GORDON E R	Pacific Telephone
1966	GORDON GERTRUDE M MRS	Pacific Telephone
1960	GORDON GERTRUDE M MRS	Pacific Telephone
1957	GORDON GERTRUDE M MRS	Pacific Telephone
1950	GORDON GESTRUDE M MRS	Pacific Telephone
	GORDON GESTRUDE M MRS	Pacific Telephone

140 W ORANGE ST

Year	Uses	Source
2013	ABELL JOHN B INC	Cole Information Services
2003	ABELLJohn	Haines & Company
1985	ABELL JOHN B INC	Pacific Bell
1980	CHIROPRACTIC DIAL A TAPE W ORANGE ST COVINA	Pacific Telephone
	CHANEY CHARLES DC W ORANGE ST COVINA	Pacific Telephone
1960	NELSON RAY	Pacific Telephone
1957	NELSON RAY	Pacific Telephone

143 W ORANGE ST

Year	Uses	Source
1960	GRIFFIN EMMA M	Pacific Telephone
1957	GRIFFIN EMMA M	Pacific Telephone
1950	GRIFFIN EMMA N	Pacific Telephone
	GRIFFIN EMMA N	Pacific Telephone

147 W ORANGE ST

Year	Uses	Source
1950	COTTON A JANE	Pacific Telephone
	COTTON A JANE	Pacific Telephone

148 W ORANGE ST

Year	Uses	Source
2013	ABELLDEDMON INC	Cole Information Services
2008	ABELL DEDMON INC	Cole Information Services
2003	ABELLDEDIMON INC	Haines & Company
1985	WORLDTRONIX INC	Pacific Bell

Year	Uses	Source
1985	VELA JACK COMPUTERIZED BOOKKEEPING & TAX SERVICE	Pacific Bell
1966	MARTIN SANDRA	Pacific Telephone
	MARTIN JAS	Pacific Telephone
1960	JOHNS ALBERT E	Pacific Telephone
1957	PYLE MILDRED M	Pacific Telephone
1950	VISOSKY F J	Pacific Telephone
	VISOSKY F J	Pacific Telephone

151 W ORANGE ST

Year	Uses	Source
1957	MARTIN FANNY B	Pacific Telephone

154 W ORANGE ST

Year	Uses	Source
2003	FRANCO Vmncent	Haines & Company
1960	RHODA HAZEL J	Pacific Telephone
1957	FLOWERS HENRY E	Pacific Telephone

158 W ORANGE ST

Year	Uses	Source
2013	DRAFTING & DESIGN LTD	Cole Information Services
2003	EIDE 0 Stel	Haines & Company
	DRAFP 1 NG&DESIGN	Haines & Company
1985	DRAFTING & DESIGN LTD	Pacific Bell
1980	HIRSCH CHRIS W ORANGE ST COVINA	Pacific Telephone
1975	HAINEY WM	Pacific Telephone
1966	BENTON IDA	Pacific Telephone

163 W ORANGE ST

Year	Uses	Source
1960	TRUAX ELIZABETH P	Pacific Telephone
1957	TRUAX JAS C	Pacific Telephone

164 W ORANGE ST

Year	Uses	Source
2003	REYESManuel	Haines & Company
1985	BENTON RAYMOND & RUTH	Pacific Bell
1980	BENTON RAYMOND & RUTH W ORANGE ST COVINA	Pacific Telephone

Year	Uses	Source
1975	BENTON RAYMOND	Pacific Telephone
1966	BENTON RAYMOND	Pacific Telephone
1960	BENTON RAYMOND	Pacific Telephone
1957	BENTON RAYMOND	Pacific Telephone

168 W ORANGE ST

Year	Uses	Source
2003	XXXX	Haines & Company
1985	HAGER DOUGLAS	Pacific Bell
1980	HAGER DOUGLAS W ORANGE ST COVINA	Pacific Telephone
1966	STEEN THERON	Pacific Telephone

171 W ORANGE ST

Year	Uses	Source
2003	RUSS Davis	Haines & Company

174 W ORANGE ST

Year	Uses	Source
2003	EDOUILANG A	Haines & Company
1980	UNDERWOOD C F W ORANGE ST COVINA	Pacific Telephone
1975	UNDERWOOD C F	Pacific Telephone
1966	UNDERWOOD C F	Pacific Telephone
1960	UNDERWOOD C F	Pacific Telephone
1957	UNDERWOOD C F	Pacific Telephone
1950	UNDERWOOD C F	Pacific Telephone
	UNDERWOOD C F	Pacific Telephone

175 W ORANGE ST

Year	Uses	Source
1957	HAVERSTICK JESSIE	Pacific Telephone
1950	HAVERSTICK JESSIE	Pacific Telephone
	HAVERSTICK JESSIE	Pacific Telephone

187 W ORANGE ST

Year	Uses	Source
1985	WESTERN PACIFIC ASSOCIATES	Pacific Bell
	ORANGE COUNTY DISASTER KLEENUP	Pacific Bell
1980	HIIS-CO W ORANGE ST PLACENTIA	Pacific Telephone

FINDINGS

193 W ORANGE ST

Year	Uses	Source
1985	GERRARD A J & CO STEEL STRAPPNG	Pacific Bell

202 W ORANGE ST

Year	Uses	Source
1957	DYER IVAN	Pacific Telephone
	LOER HAZEL M	Pacific Telephone
	DYER JOAN	Pacific Telephone
1950	BRADSHAW JOHN A	Pacific Telephone
	BRADSHAW JOHN A	Pacific Telephone

203 W ORANGE ST

Year	Uses	Source
1960	DANIEL U S	Pacific Telephone

209 W ORANGE ST

Year	Uses	Source
2003	XXXX	Haines & Company
1975	SMITH NELLIE	Pacific Telephone
1966	BUSCHING F M MRS	Pacific Telephone
1957	DANIEL U S NEWSPR	Pacific Telephone
1950	LEEPER MYRTLE C	Pacific Telephone
	DANIEL U S NEWSPR	Pacific Telephone
	LEEPER MYRTLE C	Pacific Telephone
	DANIEL U S NEWSPR	Pacific Telephone

210 W ORANGE ST

Year	Uses	Source
1960	BISBEE FRANK H	Pacific Telephone
1957	BISBEE FRANK H	Pacific Telephone

216 W ORANGE ST

Year	Uses	Source
1966	KLOTH A B	Pacific Telephone
1960	KLOTH A B	Pacific Telephone
1957	KLOTH A B	Pacific Telephone

217 W ORANGE ST

Year	Uses	Source
1975	MULDER MAX J	Pacific Telephone

Year	Uses	Source
1966	KING JAS	Pacific Telephone
1960	FUQUAY WINIFRED	Pacific Telephone
1957	FERRIER MAYNE E	Pacific Telephone

222 W ORANGE ST

Year	Uses	Source
1960	LUNDE MINNIE L	Pacific Telephone
1957	LUNDE ANDREW MRS	Pacific Telephone
1950	LEE GENEVA	Pacific Telephone
	LEE GENEVA	Pacific Telephone

225 W ORANGE ST

Year	Uses	Source
1975	STEVENS BRYAN L	Pacific Telephone
1966	HAYNES MYRTLE E	Pacific Telephone
1957	HAYNES W T	Pacific Telephone
1950	HAYNES W T	Pacific Telephone
	HAYNES W T	Pacific Telephone

229 W ORANGE ST

Year	Uses	Source
1975	TURNER ELEANOR	Pacific Telephone
1966	GONZALEZ RUTH	Pacific Telephone
1957	LEONARDY GEO	Pacific Telephone

230 W ORANGE ST

Year	Uses	Source
2003	XXXX	Haines & Company
1975	HOMEMAKERS SERVICE OF THE EAST SAN SAN GABRIELRIEL VALLEY	Pacific Telephone
	VISITING NURSES ASSN OF THE EAST SAN GABRIEL VALLEY	Pacific Telephone
1966	VISITING NURSES ASSN OF THE EAST SAN GABRIEL VALLEY	Pacific Telephone
1960	PHILLIPSON ROBT M	Pacific Telephone
1957	PHILLIPSON ROBT N	Pacific Telephone
1950	DELAY LESLIE E	Pacific Telephone
	DELAY LESLIE E	Pacific Telephone

FINDINGS

231 W ORANGE ST

Year	Uses	Source
1975	PETERS HOWARD	Pacific Telephone
1966	BUTTERFIELD IVAN E	Pacific Telephone
1957	SWORDS W F	Pacific Telephone

235 W ORANGE ST

Year	Uses	Source
1975	CHARTERS WM J	Pacific Telephone
1960	VON DER LOHE D MRS	Pacific Telephone
1957	VON DER LOHE D MRS	Pacific Telephone
1950	HANDORF MARGARET K R SAN GABRIEL	Pacific Telephone
	HANDORF MARGARET K R SAN GABRIEL	Pacific Telephone

236 W ORANGE ST

Year	Uses	Source
1966	VAN SPANCKEREN W J	Pacific Telephone
1960	VAN SPANCKEREN W J	Pacific Telephone
1957	STAFFORD W G	Pacific Telephone
1950	SMITH GUELPH	Pacific Telephone
	SMITH GUELPH	Pacific Telephone

237 W ORANGE ST

Year	Uses	Source
1966	SIMPSON CLARA A	Pacific Telephone
1960	LOONAN HARRY	Pacific Telephone
1957	MORTON WM L	Pacific Telephone

241 W ORANGE ST

Year	Uses	Source
1975	GONZALEZ RUTH	Pacific Telephone
1960	VAN VLIET MABEL	Pacific Telephone
1957	VAN VLIET MABEL	Pacific Telephone
1950	VAN VLIET MABEL	Pacific Telephone
	VAN VLIET MABEL	Pacific Telephone

242 W ORANGE ST

Year	Uses	Source
1975	BINNQUIST RICHARD	Pacific Telephone
1966	SLAWSON LEWIS	Pacific Telephone

Year	Uses	Source
1960	CARLSON CLARENCE SWEDE	Pacific Telephone

251 W ORANGE ST

Year	Uses	Source
1950	REICH ANDREW	Pacific Telephone
	REICH ANDREW	Pacific Telephone

252 W ORANGE ST

Year	Uses	Source
1966	SMITH NELLIE	Pacific Telephone
1960	BROWN MILTON I	Pacific Telephone
1957	BROWN MILTON I	Pacific Telephone
1950	BROWN MILTON I	Pacific Telephone
	BROWN MILTON I	Pacific Telephone

257 W ORANGE ST

Year	Uses	Source
1960	REIDER GEO	Pacific Telephone
1957	REIDER GEO	Pacific Telephone
1950	REIDER GEE	Pacific Telephone
	REIDER GEE	Pacific Telephone

262 W ORANGE ST

Year	Uses	Source
1966	SIMPSON ROBT E	Pacific Telephone
1960	SIMPSON ROBT E	Pacific Telephone
1957	SIMPSON ROBT E	Pacific Telephone
1950	SIMPSON ROBT E	Pacific Telephone
	SIMPSON ROBT E	Pacific Telephone

263 W ORANGE ST

Year	Uses	Source
1975	ELMORE D S	Pacific Telephone
1966	RIVEDENUIRA FRANCISCO	Pacific Telephone
1960	DEAN ANNA MRS	Pacific Telephone
1957	DEAN ANNA MRS	Pacific Telephone
1950	DEAN ANNA MRS	Pacific Telephone
	DEAN ANNA MRS	Pacific Telephone

FINDINGS

268 W ORANGE ST

Year	Uses	Source
1975	BIRMINGHAM L	Pacific Telephone
1966	BREED IVAN L	Pacific Telephone
	BREED JEWEL A	Pacific Telephone
1957	GRIMMESEY FRANK	Pacific Telephone
1950	GUSTAFSON ROBT H TILE	Pacific Telephone
	GUSTAFSON ROBT H TILE	Pacific Telephone

269 W ORANGE ST

Year	Uses	Source
1960	PATERSON MURIEL	Pacific Telephone
1957	EAST LOLA	Pacific Telephone
1950	ANDERSON C A	Pacific Telephone
	ANDERSON C A	Pacific Telephone
	FLO DELL BEAUTY SHOPPE	Pacific Telephone
	FLO DELL BEAUTY SHOPPE	Pacific Telephone

276 W ORANGE ST

Year	Uses	Source
1975	GORDIN RUTH	Pacific Telephone
1966	ARBAUGH ARTHUR L	Pacific Telephone
1960	ARBAUGH ARTHUR L	Pacific Telephone
1957	ARBAUGH ARTHUR L	Pacific Telephone
1950	LEONARDY GEO	Pacific Telephone
	LEONARDY GEO	Pacific Telephone

277 W ORANGE ST

Year	Uses	Source
1975	LE VESQUE ROBERTINE T	Pacific Telephone
1966	WALTER FREDRICK	Pacific Telephone

129 1/2 W ORANGE ST

Year	Uses	Source
1980	MAIR MARK W ORANGE ST COVINA	Pacific Telephone
1975	WITT JOHN M	Pacific Telephone
1966	WITT JOHN M	Pacific Telephone
1960	WITTENBROCK MARY	Pacific Telephone
1957	WITTENBROCK MARY	Pacific Telephone

FINDINGS

131 1/2 W ORANGE ST

Year	Uses	Source
1985	STAFFORD ARTESIA	Pacific Bell
1957	PETERSEN CHAS	Pacific Telephone

W SAN BEMARDINO RD

333 W SAN BEMARDINO RD

Year	Uses	Source
1966	MCADAM CHRISTINE M	Pacific Telephone

402 W SAN BEMARDINO RD

Year	Uses	Source
1966	SAXON GEO T	Pacific Telephone

W SAN BERBARDINO RD

437 W SAN BERBARDINO RD

Year	Uses	Source
1957	METHODIST CHURCH OF COVINA	Pacific Telephone

W SAN BERNARDINO RD

107 W SAN BERNARDINO RD

Year	Uses	Source
2003	GARCIA Annando	Haines & Company
	DIAZ Aura N	Haines & Company
	RAGHEB Abraham	Haines & Company
	DAHUNOS Ronmero	Haines & Company
	CROCKETr Teresa	Haines & Company
	GARCIA Kevin	Haines & Company
	GERMINARIOC	Haines & Company
	HILT William	Haines & Company
	MITCHELLJ	Haines & Company

110 W SAN BERNARDINO RD

Year	Uses	Source
1950	DRIVE IN GATE	Pacific Telephone
	DRIVE IN GATE	Pacific Telephone

FINDINGS

113 W SAN BERNARDINO RD

Year	Uses	Source
1950	CLIPPINGER CHEVROLET CO	Pacific Telephone
	CLIPPINGER CHEVROLET CO	Pacific Telephone

114 W SAN BERNARDINO RD

Year	Uses	Source
2003	OLIVE TREE	Haines & Company
	OCHOA Michael A	Haines & Company
	OBRIEN Dennis	Haines & Company
	NAHUEL Sandra	Haines & Company
	MCDONALD Thelma	Haines & Company
	SALES Richard K	Haines & Company

115 W SAN BERNARDINO RD

Year	Uses	Source
2003	HAGOSTadsses T	Haines & Company
	KREKELBERG Diana	Haines & Company
	GOODWINBrenda	Haines & Company

116 W SAN BERNARDINO RD

Year	Uses	Source
2013	ELITE FORD	Cole Information Services
	CLIPPENGER PREOWNED AUTO CENTER	Cole Information Services
2003	ANDREWSRAYFORD	Haines & Company
	RAY Andrews Ford	Haines & Company
	RUSS Davis	Haines & Company
1995	Ray Andrews Ford	Pacific Bell
	Ray Anita M	Pacific Bell
1985	ANDREWS RAY FORD	Pacific Bell
	RAY ANDREWS FORD	Pacific Bell
1980	ANDREWS RAY FORD W SAN BERNARDINO RD COVINA	Pacific Telephone
	RAY ANDREWS FORD W SAN BERNARDINO RD COVINA	Pacific Telephone
1975	ANDREWS RAY FORD	Pacific Telephone
1966	RUSS DAVIS FORD	Pacific Telephone
	DAVIS RUSS FORD	Pacific Telephone
1960	DAVIS FORD	Pacific Telephone
	RUSS DAVIS FORD	Pacific Telephone

FINDINGS

Year	Uses	Source
1957	DAVIS FORD	Pacific Telephone
	RUSS DAVIS FORD	Pacific Telephone
1950	DAVIS R W AUTOS	Pacific Telephone
	DAVIS R W AUTOS	Pacific Telephone

117 W SAN BERNARDINO RD

Year	Uses	Source
2003	KNAPP Cynthia	Haines & Company
	KNAPP John	Haines & Company
	KING Melody	Haines & Company
	JIMERSON Kristina A	Haines & Company
	GONZALEZIsabel	Haines & Company
	MALDONADO Isaac	Haines & Company
	MARROOUINJuan	Haines & Company
	Carlos MARTINEZ Eduardo	Haines & Company
	ORROSTIETA Olivia	Haines & Company
	PEREZ Raul	Haines & Company
	PINTO Lourdes	Haines & Company
	REMMGROUPTHE	Haines & Company
	REMOQUILLO Rowena	Haines & Company

122 W SAN BERNARDINO RD

Year	Uses	Source
2003	XXXX	Haines & Company

124 W SAN BERNARDINO RD

Year	Uses	Source
2003	ALLEN V L 625 337 5 E	Haines & Company
	BRERETON	Haines & Company
	BARRIOS William 626 960a	Haines & Company
	ARROYOJavier	Haines & Company
	ALZAGA Jose Luis	Haines & Company
	ALONZOJuan Jose	Haines & Company
	GUTIERREZ Joe	Haines & Company
	GONZALEZ Irma	Haines & Company
	CASANOVACu Trna 6215 33a l l	Haines & Company
	BUTRON Sara	Haines & Company

FINDINGS

128 W SAN BERNARDINO RD

Year	Uses	Source
2003	COVARRUBIAS Raul	Haines & Company
	CLARK Brinan D	Haines & Company

136 W SAN BERNARDINO RD

Year	Uses	Source
1950	BEWLEY J T	Pacific Telephone
	BEWLEY J T	Pacific Telephone

140 W SAN BERNARDINO RD

Year	Uses	Source
1950	WALKER CAROL	Pacific Telephone
	WALKER CAROL	Pacific Telephone

148 W SAN BERNARDINO RD

Year	Uses	Source
1957	REYNOLDS C A	Pacific Telephone
1950	REYNOLDS C A	Pacific Telephone
	REYNOLDS C A	Pacific Telephone

150 W SAN BERNARDINO RD

Year	Uses	Source
1995	i Wilkinson Co	Pacific Bell

153 W SAN BERNARDINO RD

Year	Uses	Source
1960	GARDEN SUPPLY & FEED STORE	Pacific Telephone
1957	GARDEN SUPPLY & FEED STORE	Pacific Telephone
1950	GARDEN SUPPLY & FEED STORE	Pacific Telephone
	GARDEN SUPPLY & FEED STORE	Pacific Telephone

154 W SAN BERNARDINO RD

Year	Uses	Source
2003	ACADEMY SIGNS 93 M	Haines & Company

156 W SAN BERNARDINO RD

Year	Uses	Source
1960	KELLY MARK	Pacific Telephone
1957	SMITH E W	Pacific Telephone
1950	NICHOLS OLIVE G MRS	Pacific Telephone
	NICHOLS OLIVE G MRS	Pacific Telephone

FINDINGS

160 W SAN BERNARDINO RD

Year	Uses	Source
1957	AQUA PRODUCT CO SPRNKLRS	Pacific Telephone
1950	GEORGE W A	Pacific Telephone
	GEORGE W A	Pacific Telephone

162 W SAN BERNARDINO RD

Year	Uses	Source
1960	SWAIM LEO R INS	Pacific Telephone
1957	COVINA INSTALLATION SERV SFTNRS	Pacific Telephone

163 W SAN BERNARDINO RD

Year	Uses	Source
2003	DHOLSanjay	Haines & Company
	CROCKETT	Haines & Company

164 W SAN BERNARDINO RD

Year	Uses	Source
1960	ARCADE BEAUTY SHOP	Pacific Telephone
1957	ARCADE BEAUTY SHOP	Pacific Telephone

165 W SAN BERNARDINO RD

Year	Uses	Source
1960	SERVICE MILDRED	Pacific Telephone
1950	CAMPBELL JAS J	Pacific Telephone
	CAMPBELL JAS J	Pacific Telephone

168 W SAN BERNARDINO RD

Year	Uses	Source
1960	DEREK S STUDIO OF PHOTOGRAPHY	Pacific Telephone
1950	MILLER A W MRS	Pacific Telephone
	MILLER A W MRS	Pacific Telephone

170 W SAN BERNARDINO RD

Year	Uses	Source
1975	SOMMERS CALVIN C	Pacific Telephone
1950	HIATT JOHN H	Pacific Telephone
	HIATT JOHN H	Pacific Telephone

173 W SAN BERNARDINO RD

Year	Uses	Source
2003	XXXX	Haines & Company

Year	Uses	Source
1950	GRAHAM DOROTHY MRS	Pacific Telephone
	GRAHAM DOROTHY MRS	Pacific Telephone

174 W SAN BERNARDINO RD

Year	Uses	Source
1957	BRANCH MARY N	Pacific Telephone
1950	MARTIN JACK	Pacific Telephone
	OWENS LEON	Pacific Telephone
	MARTIN JACK	Pacific Telephone
	OWENS LEON	Pacific Telephone

175 W SAN BERNARDINO RD

Year	Uses	Source
1960	ELECTRIC SHAVER CENTER	Pacific Telephone
1957	ELECTRIC SHAVER CENTER	Pacific Telephone
1950	MARSHALL A C	Pacific Telephone
	MARSHALL A C	Pacific Telephone

177 W SAN BERNARDINO RD

Year	Uses	Source
1960	COOK DENVER REAL ESTATE	Pacific Telephone

179 W SAN BERNARDINO RD

Year	Uses	Source
1960	FEREDAY REALTY	Pacific Telephone
	FEREDAY M MRS	Pacific Telephone
	FEREDAY REALTY	Pacific Telephone
1957	FEREDAY M MRS	Pacific Telephone
	FEREDAY RITY	Pacific Telephone
1950	HART A STUDLEY	Pacific Telephone
	HART A STUDLEY	Pacific Telephone

200 W SAN BERNARDINO RD

Year	Uses	Source
1966	DOLAN DONALD P ATTY	Pacific Telephone

201 W SAN BERNARDINO RD

Year	Uses	Source
2013	PREFERRED MOTOR CARS	Cole Information Services
2008	PREFERRED MOTOR CARS	Cole Information Services

FINDINGS

Year	Uses	Source
2003	CATANIA Alex	Haines & Company
	CENTER	Haines & Company
	WOODYSAUTO	Haines & Company
1980	BIG-SAM-USED-CARS W SAN BERNARDINO RD COVINA	Pacific Telephone
1975	BIG SAM USED CARS	Pacific Telephone
1966	BIG-SAM-USED-CARS	Pacific Telephone
1950	GANT LUCILE M MRS	Pacific Telephone
	GANT LUCILE M MRS	Pacific Telephone

202 W SAN BERNARDINO RD

Year	Uses	Source
1957	HINKLE WAYNE	Pacific Telephone
1950	BENNETT R S	Pacific Telephone
	BENNETT R S	Pacific Telephone

204 W SAN BERNARDINO RD

Year	Uses	Source
2003	SUPKAR Kaslurika	Haines & Company
	SMITH D	Haines & Company
	RUBIO Debbie	Haines & Company
	WATTSEIN Alice	Haines & Company
	TONG Stella	Haines & Company
	VENKATESHWAR Peddi	Haines & Company
	SAN BERNARDINO RD W 91722 CONT SWARNA Murall	Haines & Company

206 W SAN BERNARDINO RD

Year	Uses	Source
2003	XXXX	Haines & Company
1985	HOWARDS COFFEE SHOP	Pacific Bell
1980	HOWARDS COFFEE SHOP W SAN BERNARDINO RD COVINA	Pacific Telephone
1966	BUTLER HOUSE THE RESTRNT	Pacific Telephone

208 W SAN BERNARDINO RD

Year	Uses	Source
2003	WALRATH Melissa	Haines & Company
	LINCHANGCO Estelda	Haines & Company
	MALLARIAnna	Haines & Company
	MIDDAUGH Patricia	Haines & Company

Year	Uses	Source
2003	MISHRA Rajiv	Haines & Company
	LENHART Robert	Haines & Company
	MISHRA Sambil	Haines & Company

209 W SAN BERNARDINO RD

Year	Uses	Source
2013	PAUL ONEILL STATE FARM INSURANCE	Cole Information Services
2003	STATE FARM INS AGNT	Haines & Company
	ONEILL PAUL F INS	Haines & Company
1995	Charter Oak	Pacific Bell
	Conina	Pacific Bell
1980	SIERRA MOTORS W SAN BERNARDINO RD COVINA	Pacific Telephone
1966	BROOKS REALTY	Pacific Telephone
1960	HAMSON WIN	Pacific Telephone
1957	HAMSON EDWIN	Pacific Telephone
1950	HAMSON EDWIN	Pacific Telephone
	HAMSON EDWIN	Pacific Telephone

210 W SAN BERNARDINO RD

Year	Uses	Source
2013	CVMC INTERCOMMUNITY CAMPUS	Cole Information Services
	INTERCOMMUNITY MEDICAL CENTER	Cole Information Services
	CITRUS VALLEY MEDICAL CENTER INTERC	Cole Information Services
	CITRUS VALLEY HEALTH PARTNERSINTER	Cole Information Services
	RECOURSE	Cole Information Services
2008	INTER COMMUNITY MEDICAL CENTER	Cole Information Services
	CITRUS VALLEY HEALTH PARTNERS	Cole Information Services
2003	CITRUS VALLEY MDCL	Haines & Company
	CT CITRUS VLY MED CT	Haines & Company
	CITRUSVLYMEDCT	Haines & Company
	EMPLOYMENT CITRUSVLYMED CT	Haines & Company
	FOUNDATION CITRUS VLY MED CT	Haines & Company
	MAMMOGRAPHY CITRUS VLY MED CT	Haines & Company
	PATNT ACCNT INTER CMNTY MED	Haines & Company
	INTER COMMUNITY	Haines & Company
	MED INTER COMMUNITY	Haines & Company

FINDINGS

Year	Uses	Source
2003	MED EMPLOYMENT INTER COMMUNITY	Haines & Company
	MED FOUNDATION wINTER COMMUNITY	Haines & Company
	MED MAMMOGRPHY INTER COMMUNITY	Haines & Company
	MED PTNTACCNT	Haines & Company
1995	Conger Geo O MD Inc	Pacific Bell
	Admitting Office	Pacific Bell
	Cardiac Rehabilitation	Pacific Bell
	CPR Classes	Pacific Bell
	Donor Blood Recruitment	Pacific Bell
	Emergency Department	Pacific Bell
	Employment Information 8	Pacific Bell
	Foundation	Pacific Bell
	Moser Lawrence MD Inc	Pacific Bell

215 W SAN BERNARDINO RD

Year	Uses	Source
2003	OROZCORobearo	Haines & Company

216 W SAN BERNARDINO RD

Year	Uses	Source
2003	XXXX	Haines & Company
1960	SEBASTIAN JULIA M PHYS THERAPIST	Pacific Telephone
	WILSON CLAUDE E PHYS THERAPIST	Pacific Telephone
1957	SEBASTIAN JULIA M MASSAGE	Pacific Telephone

217 W SAN BERNARDINO RD

Year	Uses	Source
2013	BASTA SAEDA DDS MS	Cole Information Services
	CHEW GEORGE DDS	Cole Information Services
2008	SAEDA BASTA DDS INC	Cole Information Services
2003	GREENBERG VICKIES	Haines & Company
	CHEW GEORGE KDDS	Haines & Company
1995	Knott Richard JDC	Pacific Bell
1985	KNOTT RICHARD J DC	Pacific Bell
1980	BICKLE DONALD E DR CHIRPRCTR W SAN BERNARDINO RD COVINA	Pacific Telephone
1975	COVINA VALLEY SCHOOL EMPLOYEES FEDERAL CREDIT UNION	Pacific Telephone

Year	Uses	Source
1975	BICKIE DONALD E DR CHIRPRCTR	Pacific Telephone
1966	MR M S BARBER SHOP	Pacific Telephone
	BICKLE DONALD E DR CHIRPRCTR	Pacific Telephone
1960	BICKLE DONALD E DR CHIRPRCTR	Pacific Telephone
1957	BICKLE DONALD E DR CHIRPRCTR	Pacific Telephone
1950	CARPER ARVELVA LEE	Pacific Telephone
	CARPER ARVELVA LEE	Pacific Telephone

221 W SAN BERNARDINO RD

Year	Uses	Source
2003	VILLARREALRuben	Haines & Company

222 W SAN BERNARDINO RD

Year	Uses	Source
2003	XXXX	Haines & Company
1980	PAT & PAUL S LITTLE PALS DAY CARE CENTER W SAN BERNARDINO RD COVINA	Pacific Telephone
	LITTLE PALS DAY CARE CENTER W SAN BERNARDINO RD COVINA	Pacific Telephone
1975	JACK & JILL JUNIOR SCHOOL	Pacific Telephone
1966	JACK & JILL JUNIOR SCHOOL	Pacific Telephone
1960	JACK & JILL JUNIOR SCHOOL	Pacific Telephone
1957	ANDERSON FRANK	Pacific Telephone
1950	ANDERSON FRANK	Pacific Telephone
	ANDERSON FRANK	Pacific Telephone

223 W SAN BERNARDINO RD

Year	Uses	Source
2013	OCTOMAN CELIA P DDS	Cole Information Services
2008	CENTRAL DENTAL CARE	Cole Information Services
	OCTOMAN CELIA P	Cole Information Services
	FELICIDAD S OLFINDO DDS	Cole Information Services
2003	OCTOMAN CELIA P DDS	Haines & Company
	ODIANGKINAY Danilo	Haines & Company
1990	KELLY SERVICES	Pacific Bell
1986	KELLY SERVICES	Pacific Bell
1985	KELLY SERVICES	Pacific Bell
1980	P S POTS N PLANTS W SAN BERNARDINO RD COVINA	Pacific Telephone

Year	Uses	Source
1980	SONNY PAUL BTY SALN W SAN BERNARDINO RD COVINA	Pacific Telephone
1975	STUDIO SEVEN	Pacific Telephone
1966	STUDIO SEVEN	Pacific Telephone
1950	JAMES KENNETH E	Pacific Telephone
	JAMES KENNETH E	Pacific Telephone

224 W SAN BERNARDINO RD

Year	Uses	Source
2003	UPSCOMBMarge M	Haines & Company

225 W SAN BERNARDINO RD

Year	Uses	Source
2003	Mohammad TARIN Susan	Haines & Company
	SALAS Miguel Angel	Haines & Company
	SHAHSAVARI	Haines & Company

229 W SAN BERNARDINO RD

Year	Uses	Source
2003	A 225 WILLIAMS Jacqueline	Haines & Company
	STEFFEN Ron	Haines & Company

231 W SAN BERNARDINO RD

Year	Uses	Source
2003	GALLAROO Roldan	Haines & Company
	GALLARDO Carolina	Haines & Company
	DIAS Mathew	Haines & Company
1985	O MAHONY PATRICK J	Pacific Bell
	DEAN WM	Pacific Bell

234 W SAN BERNARDINO RD

Year	Uses	Source
1957	JOHNSON KENNETH M	Pacific Telephone

237 W SAN BERNARDINO RD

Year	Uses	Source
1980	HILLMAN BRAD W SAN BERNARDINO RD COVINA	Pacific Telephone

331 W SAN BERNARDINO RD

Year	Uses	Source
1960	IKNER MONTE T COVINA	Pacific Telephone

FINDINGS

365 W SAN BERNARDINO RD

Year	Uses	Source
1966	GIBSON GEO A	Pacific Telephone

381 W SAN BERNARDINO RD

Year	Uses	Source
1995	Redhead Raymond	Pacific Bell

415 W SAN BERNARDINO RD

Year	Uses	Source
1960	DOUGHERTY VICKREY REV COVINA	Pacific Telephone

437 W SAN BERNARDINO RD

Year	Uses	Source
1995	Covina	Pacific Bell

12L0 W SAN BERNARDINO RD

Year	Uses	Source
1980	KALIKMAN MILTON W SAN BERNARDINO RD COVINA	Pacific Telephone

154L W SAN BERNARDINO RD

Year	Uses	Source
1980	ELSKAMP ALLAN W SAN BERNARDINO RD WEST COVINA	Pacific Telephone

192L W SAN BERNARDINO RD

Year	Uses	Source
1985	WEST COVINA AUTO BODY	Pacific Bell

213L W SAN BERNARDINO RD

Year	Uses	Source
1980	BOONSTRA H L W SAN BERNARDINO RD WEST COVINA	Pacific Telephone
	MEEKS MARY I W SAN BERNARDINO RD WEST COVINA	Pacific Telephone
	ALLEN JULIAN C W SAN BERNARDINO RD WEST COVINA	Pacific Telephone

217A W SAN BERNARDINO RD

Year	Uses	Source
1985	CAMERON LORRAINE & ASSOCIATES	Pacific Bell
	POMERANTZ REALTY	Pacific Bell

Year	Uses	Source
1980	CAMERON LORRAINE & ASSOCIATES W SAN BERNARDINO RD COVINA	Pacific Telephone

217B W SAN BERNARDINO RD

Year	Uses	Source
1980	DRAFTING & DESIGN LTD W SAN BERNARDINO RD COVINA	Pacific Telephone

140 1/2 W SAN BERNARDINO RD

Year	Uses	Source
1950	BONDS WM	Pacific Telephone
	BONDS WM	Pacific Telephone

156 1/2 W SAN BERNARDINO RD

Year	Uses	Source
1950	DANE R L	Pacific Telephone
	DANE R L	Pacific Telephone

365 1/2 W SAN BERNARDINO RD

Year	Uses	Source
1975	THOMPSON RUBY	Pacific Telephone
1966	THOMPSON RUBY	Pacific Telephone
1960	RUSSELL MARGARET M MRS	Pacific Telephone

365 1/4 W SAN BERNARDINO RD

Year	Uses	Source
1966	VINCENT GILBERT J	Pacific Telephone

W SAN BERNRDINO RD

116 W SAN BERNRDINO RD

Year	Uses	Source
1995	RAY ANDREWS FORD	Pacific Bell
	ANDREWS RAY FORD	Pacific Bell

209 W SAN BERNRDINO RD

Year	Uses	Source
1995	STATE FARM INSURANCE COMPANIES ARCADIA	Pacific Bell
	ONEIL CHUCK INS	Pacific Bell

FINDINGS

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched	Address Not Identified in Research Source
137 West San Bernardino Road	2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched	Address Not Identified in Research Source
100 SAN BERNARDINO AVE E	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
101 W GENEVA PL	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
101 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
104 W COTTAGE DR	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
105 E SAN BERNARDINO RD	2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
106 W COTTAGE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
106 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
107 E SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
107 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
108 W COTTAGE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
108 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921, 1920
109 E ITALIA ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
110 W COTTAGE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
110 W COTTAGE DR	2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
110 W ORANGE ST	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921, 1920
110 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
111 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1921, 1920
112 E ITALIA	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
112 E ITALIA ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
113 W ORANGE ST	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
113 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
114 E ITALIA ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
114 E SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
114 E SCHOOL ST	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
114 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
114 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
115 E ITALIA	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
115 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
116 E SCHOOL	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
116 E SCHOOL ST	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
116 E SCHOOL ST	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
116 W SAN BERNARDINO RD	2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
116 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
116 W SAN BERNRDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
117 ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
117 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
118 W GENEVA PL	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
118 W ORANGE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
118 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
118 W ORANGE ST	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
120 E FRONT ST	2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
120 E FRONT ST	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
120 ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
120 W ORANGE ST	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
122 E FRONT ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
122 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
123 E SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
123 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
124 E FRONT	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
124 E FRONT ST	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
124 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
125 E ITALIA ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
126 W ORANGE ST	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
128 E FRONT ST	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
128 FRONT ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
128 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
128 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
129 1/2 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
129 W GENEVA PL	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
129 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
12L0 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
130 E SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
131 1/2 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
131 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
132 W COTTAGE DR	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
132 W COTTAGE DR	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
132 W ORANGE ST	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
133 W COTTAGE DR	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
133 W COTTAGE DR	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
133 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
135 E ITALIA ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
135 E SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
136 W COTTAGE DR	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
136 W ORANGE ST	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
136 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
137 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
139 W COTTAGE DR	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
140 1/2 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
140 E SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
140 ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
140 W ORANGE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
140 W ORANGE ST	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
140 W ORANGE ST	2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
140 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
141 E SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
141 Geneva Place	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
141 W GENEVA PL	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
143 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
144 E SCHOOL ST	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
144 SCHOOL ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
145 W COTTAGE DR	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
146 W COTTAGE DR	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
147 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
148 SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
148 W COTTAGE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
148 W ORANGE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
148 W ORANGE ST	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
148 W ORANGE ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
148 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
149 ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
149 W COTTAGE DR	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
150 E SAN BERNARDINO RD	2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
150 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
151 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
152 E SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
152 E SAN BERNARDINO RD	2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
152 W GENEVA PL	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
153 W COTTAGE DR	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
153 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
154 ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
154 W COTTAGE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
154 W ORANGE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
154 W ORANGE ST	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
154 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
154L W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
155 ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
156 1/2 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
156 W GENEVA PL	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
156 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
158 E SCHOOL ST	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
158 W ORANGE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
158 W ORANGE ST	2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
158 W ORANGE ST	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
159 W GENEVA PL	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
160 W COTTAGE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
160 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
161 W COTTAGE DR	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
161 W COTTAGE DR	2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
162 W GENEVA PL	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
162 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
163 ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
163 W GENEVA PL	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
163 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
163 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
164 W COTTAGE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
164 W ORANGE ST	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
164 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
165 W COTTAGE DR	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
165 W GENEVA PL	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
165 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
167 1/2 W GENEVA PL	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
167 W GENEVA PL	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
168 W GENEVA PL	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
168 W ORANGE ST	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
168 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
170 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
171 ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
171 W COTTAGE DR	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
171 W COTTAGE DR	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
171 W ORANGE ST	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
172 W COTTAGE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
173 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
174 W ORANGE ST	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
174 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
175 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
175 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
176 W COTTAGE DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
176 W GENEVA PL	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
177 W COTTAGE DR	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
177 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
179 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
181 W GENEVA PL	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
187 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
192L W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
193 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
200 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
201 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
201 W SAN BERNARDINO RD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
202 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
202 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
203 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
204 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
206 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
208 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
209 W ORANGE ST	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
209 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
209 W SAN BERNARDINO RD	2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
209 W SAN BERNRDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
210 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
210 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
210 W SAN BERNARDINO RD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
213L W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
215 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
216 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
216 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
217 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
217 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
217 W SAN BERNARDINO RD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
217A W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
217B W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
221 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
222 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
222 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
223 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
223 W SAN BERNARDINO RD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
224 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
225 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
225 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
229 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
229 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
230 W ORANGE ST	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
231 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
231 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
234 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
235 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
236 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
237 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
237 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
241 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
242 ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
242 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
251 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
252 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
257 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
262 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
263 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
268 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
269 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
276 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
277 ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
277 W ORANGE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
300 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
301 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
301 N CITRUS AVE	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
302 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
303 N 3RD AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
304 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
306 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
307 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
307 N CITRUS AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
308 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
309 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
309 N CITRUS AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
310 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
311 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
312 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
312 N CITRUS AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
315 3RD AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
315 N 3RD AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
315 N 3RD AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
315 N 3RD ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
315 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
316 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
316 N CITRUS AVE	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
321 N 3RD AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
321 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
321 N CITRUS AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
322 N CITRUS AVE	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
322 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
323 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
324 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
324 N CITRUS AVE	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
324 N CITRUS ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
325 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
325 N CITRUS AVE	2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
326 N CITRUS AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
326 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
328 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
328 N CITRUS AVE	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
331 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
332 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
333 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
333 W SAN BEMARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
341 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
365 1/2 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
365 1/4 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
365 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
381 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
388 N 3RD AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
400 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
400 N CITRUS AVE	2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
401 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
402 W SAN BEMARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
405 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
407 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
409 N 3RD AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
410 CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
410 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
411 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
413 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
415 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
415 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
417 N 3RD ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
418 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
421 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
424 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
425 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
428 N 3RD ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
429 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
433 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
437 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
437 W SAN BERBARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
437 W SAN BERNARDINO RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
440 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
441 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
442 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
444 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
444 N CITRUS AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
448 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
469 N 3RD AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
469 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
500 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
500 N CITRUS AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
500 N PARK AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
502 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
503 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
504 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
504 N PARK AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
505 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
506 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
506 N CITRUS AVE	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
507 N 3RD AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
508 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
508 N CITRUS AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
510 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
511 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
511 N PARK AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
514 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
514 N CITRUS AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
514 N PARK AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
515 N PARK AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
516 CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
516 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
516 N CITRUS AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
519 N PARK AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
522 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
522 N CITRUS AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
525 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
525 N PARK AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
525 N PARK AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
526 N 3RD ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
526 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
528 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
529 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
531 N PARK AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
532D CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
533 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
535 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
539 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
540 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
541 N PARK AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
544 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
545 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
545 N CITRUS AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
546 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
547 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
549 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
552 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
554 CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
554 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
554 N PARK AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
555 N 3RD AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
555 N 3RD ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
557 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
559 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
55L0 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
565 N 3RD ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
566 N PARK AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
569 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
569 N CITRUS AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
576 N CITRUS AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
576 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
576A N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
579 N CITRUS AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
583 1/2 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
583 N CITRUS AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
583 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
600 N 3RD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
600 N 3RD AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
600 N 3RD AVE	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
600 N 3RD ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
615 N 3RD AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
615 N 3RD AVE	2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
618 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
619 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
620 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
638 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
640 N 3RD AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
642 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
645 N 3RD AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
701 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
710 1/2 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
711 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
712 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
715 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
719 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
726 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
728 CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
733 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
734 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
735 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
736 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
738 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
742 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
746 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
749 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
750 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
757 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
765 N CITRUS AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

Appendix H
Agency Documentation

Richard Vogl

From: Richard Vogl
Sent: Tuesday, December 29, 2015 1:11 PM
To: rb4-publicrecords@waterboards.ca.gov
Subject: File Review for 137 West San Bernardino Road and 141 Geneva Place, Covina, CA 91723

Laura:

Do you have any files other than related to the 6 UST removals that were closed in 2014 for the following addresses:

137 West San Bernardino Road
Covina, CA 91723

141 Geneva Place
Covina, CA 91723

Please let me know if you have anything other than the UST closure that is already on Geotracker, so we can schedule a file review if necessary.

Thank you for your assistance.

Richard (Rusty) A. Vogl, PG, CHG, CEG
Waterstone Environmental, Inc.
Principal Hydrogeologist
2936 East Coronado Street
Anaheim, California 92806
Office (714) 414-1122
Cell (714) 615-0585
Fax (714) 414-1166

Richard Vogl

From: WB-RB4-PublicRecords <RB4-PublicRecords@waterboards.ca.gov>
Sent: Tuesday, December 29, 2015 1:11 PM
To: Richard Vogl
Subject: RE: File Review for 137 West San Bernardino Road and 141 Geneva Place, Covina, CA 91723

The Los Angeles Regional Water Quality Control Board has received your electronic submittal. Thank you.

WATERSTONE ENVIRONMENTAL, INC.

2936 E. CORONADO STREET * ANAHEIM * CA 92806
714-414-1122 * FAX: 714-399-2807
E-MAIL: RVOGL@WATERSTONE-ENV.COM

Fax-URGENT

To:	DPW, Los Angeles Region	From:	Richard Vogl
Fax:	626-458-3569	Date:	12/29/15
Phone:	626-458-3517	Pages:	1
Re:	File Review	CC:	

☐ **Urgent** ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

File room personnel:

Do you have any files other than related to the 6 UST removals that were closed in 2014 for the following addresses:

137 West San Bernardino Road
Covina, CA 91723

141 Geneva Place
Covina, CA 91723

Please let me know if you have anything other than the UST closure that is already on Geotracker, so we can schedule a file review if necessary.

Thank you for your assistance.

Richard (Rusty) A. Vogl, PG, CHG, CEG
Waterstone Environmental, Inc.
Principal Hydrogeologist
2936 East Coronado Street
Anaheim, California 92806
Office (714) 414-1122
Cell (714) 615-0585
Fax (714) 414-1166

WATERSTONE ENVIRONMENTAL, INC.

2936 E. CORONADO STREET * ANAHEIM * CA 92806
714-414-1122 * FAX: 714-399-2807
E:MAIL: RVOGL@WATERSTONE-ENV.COM

Fax

To:	DTSC Cypress	From:	Richard Vogl
Fax:	714-484-5318	Date:	12/29/15
Phone:	714-484-5337	Pages:	1
Re:	File Review	CC:	

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

File room personnel:

Do you have any files other than related to the 6 UST removals that were closed in 2014 for the following addresses:

137 West San Bernardino Road
Covina, CA 91723

141 Geneva Place
Covina, CA 91723

Please let me know if you have anything other than the UST closure that is already on Geotracker, so we can schedule a file review if necessary.

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Waterstone Environmental, Inc.
Principal Hydrogeologist
2936 East Coronado Street
Anaheim, California 92806
Office (714) 414-1122
Cell (714) 615-0585
Fax (714) 414-1166

WATERSTONE ENVIRONMENTAL, INC.

2936 E. CORONADO STREET * ANAHEIM * CA 92806
714-414-1122 * FAX: 714-399-2807
E:MAIL: RVOGL@WATERSTONE-ENV.COM

Fax

To:	DTSC - Chatsworth	From:	Richard Vogl
Fax:	818-717-6526	Date:	12/29/2015
Phone:	818-717-6500	Pages:	1
Re:	File Review	CC:	

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

File room personnel:

Do you have any files other than related to the 6 UST removals that were closed in 2014 for the following addresses:

137 West San Bernardino Road
Covina, CA 91723

141 Geneva Place
Covina, CA 91723

Please let me know if you have anything other than the UST closure that is already on Geotracker, so we can schedule a file review if necessary.

Thank you for your assistance.

Richard (Rusty) A. Vogl, PG, CHG, CEG
Waterstone Environmental, Inc.
Principal Hydrogeologist
2936 East Coronado Street
Anaheim, California 92806
Office (714) 414-1122
Cell (714) 615-0585
Fax (714) 414-1166

Covina Hassen, Site A
137 W. San Bernardino Road
Covina, CA 91723

Inquiry Number: 5613378.2s
April 09, 2019

The EDR Radius Map™ Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

137 W. SAN BERNARDINO ROAD
COVINA, CA 91723

COORDINATES

Latitude (North):	34.0905470 - 34° 5' 25.96''
Longitude (West):	117.8913580 - 117° 53' 28.88''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	417769.4
UTM Y (Meters):	3772359.5
Elevation:	555 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5619056 BALDWIN PARK, CA
Version Date:	2012
Southeast Map:	5619080 SAN DIMAS, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140515, 20140527
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
137 W. SAN BERNARDINO ROAD
COVINA, CA 91723

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	COVINA MT VIEW VENTU	1375 W SAN BERNARDIN	HAZNET		TP
A2	WEST COVINA MOTORS I	137 W SAN BERNARDINO	RGA LUST		TP
A3	WEST COVINA MOTORS I	137 W SAN BERNARDINO	LUST, HIST UST		TP
A4	CLIPPINGER CHEVROLET	141 W GENEVA PL	EMI		TP
A5	CLIPPINGER CHEVROLET	137 W SAN BERNARDINO	HAZNET		TP
A6	CLIPPINGER CHEVROLET	141 W GENEVA PL	FINDS		TP
A7	CLIPPINGER CHEVROLET	137 W SAN BERNARDINO	UST, SWEEPS UST, LOS ANGELES CO. HMS		TP
A8	WEST COVINA MOTORS,	137 WEST SAN BERNARD	UST		TP
A9	WEST COVINA MOTORS I	137 W SAN BERNARDINO	FINDS		TP
A10	HASSEN DEVELOPMENT C	137 W SAN BERNARDINO	HAZNET		TP
A11	CLIPPINGER CHEVROLET	137 W SAN BERNARDINO	HAZNET		TP
A12	CLIPPINGER CHEVROLET	137 W SAN BERNARDINO	LOS ANGELES CO. HMS		TP
A13	CLIPPINGER CHEVROLET	137 W SAN BERNARDINO	HIST UST, CA FID UST, LOS ANGELES CO. HMS		TP
A14	CLIPPINGER CHEVROLET	137 W SAN BERNARDINO	RCRA-SQG, FINDS, ECHO		TP
A15	WEST COVINA MOTORS	141 GENEVA PL	FINDS	Lower	1 ft.
A16	WEST COVINA MOTORS	141 GENEVA PL	EMI	Lower	1 ft.
A17	ELITE FORD BODY SHOP	127 W SAN BERNARDINO	RCRA-SQG, FINDS, ECHO	Higher	1 ft.
B18	LOT 2 TRACT 62309	615 N 3RD ST	CIWQS	Lower	3, 0.001,
B19	VINTAGE WALK	555 TO 615 N 3RD ST	CIWQS	Lower	3, 0.001,
B20	FITTINGS THAT FIT	615 N 3RD AVE	LOS ANGELES CO. HMS	Lower	3, 0.001,
C21	TULVING CHEVRON SERV	503 N CITRUS	EDR Hist Auto	Higher	13, 0.002, East
B22	REVERE EXTRUDERS INC	600 NORTH THIRD AVE	HIST UST	Lower	51, 0.010, WNW
B23	REVERE EXTRUDERS INC	600 NORTH THIRD AVE	RCRA-SQG, SWEEPS UST, HIST UST, CA FID UST, LOS...	Lower	51, 0.010, WNW
24	COVINA AUTO BODY	559 N CITRUS	RCRA-SQG, FINDS, ECHO, EMI, HAZNET, LOS ANGELES...	Higher	75, 0.014, NNW
D25	COVINA REDEVELOPMENT	547 N CITRUS AVE	UST	Higher	111, 0.021, NE
D26	TRANSMISSION HOUSE T	569 N CITRUS AVE	RCRA-SQG, FINDS, ECHO, HAZNET, LOS ANGELES CO. HMS	Higher	135, 0.026, NNE
D27	SIMON ENTERPRISES IN	569 N CITRUS AVE	EDR Hist Auto	Higher	135, 0.026, NNE
A28	RAY ANDREWS FORD	116 W SAN BERNARDINO	HIST UST	Lower	144, 0.027, SSE
A29	RAY ANDREWS FORD	116 W SAN BERNARDINO	CA FID UST	Lower	144, 0.027, SSE
A30	ELITE FORD	116 W SAN BERNARDINO	RCRA-SQG, UST, SWEEPS UST, FINDS, ECHO, LOS...	Lower	144, 0.027, SSE
C31	BUXBANK CLEANERS & T	116 E SAN BERNARDI	EDR Hist Cleaner	Higher	202, 0.038, ESE
C32	STEVENSON WM	116 E SAN BERNARDI	EDR Hist Cleaner	Higher	202, 0.038, ESE
C33	BURBANK CLEANERS & T	116 E SAN BERNARDI	EDR Hist Cleaner	Higher	202, 0.038, ESE
C34	FERST JACOB	119 E SAN BERNARDI	EDR Hist Cleaner	Higher	214, 0.041, ESE
E35	CONLIN'S BOB TIRE SE	401 N CITRUS	EDR Hist Auto	Higher	345, 0.065, SSE
E36	ELITE FORD	401 N CITRUS AVE	UST	Higher	345, 0.065, SSE
E37	CITY OF COVINA	400 N CITRUS AVE	UST, LOS ANGELES CO. HMS	Higher	350, 0.066, SE
E38	CITY OF COVINA FIRE	400 N CITRUS AVE	SWEEPS UST, HIST UST	Higher	350, 0.066, SE
E39	CITY OF COVINA FIRE	400 CITRUS AVE N	LUST, HIST CORTESE	Higher	362, 0.069, SE

MAPPED SITES SUMMARY

Target Property Address:
137 W. SAN BERNARDINO ROAD
COVINA, CA 91723

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
E40	SUPERIOR SUPER SERVI	101 W ORANGE ST	EDR Hist Auto	Higher	399, 0.076, SE
F41	LOVEJOY GARAGE	148-150 E SAN BERN	EDR Hist Auto	Higher	433, 0.082, East
F42	PATTERSON R C MOTOR	150 E SAN BERNARDI	EDR Hist Auto	Higher	445, 0.084, East
43	MAACO AUTO PAINTING	576 N CITRUS AVE UNI	RCRA-SQG, FINDS, ECHO, HAZNET	Higher	477, 0.090, NE
F44	KARRES SPORT CAR BOD	146 E FRONT ST	RCRA-SQG, FINDS, ECHO, EMI, HAZNET	Higher	488, 0.092, ENE
G45	SO CAL GAS/COVINA MG	222 WEST EDNA PLACE	EDR MGP	Lower	529, 0.100, NW
G46	SO CAL GAS/COVINA MG	222 WEST EDNA PLACE	ENVIROSTOR, VCP	Lower	529, 0.100, NW
F47	MARKS MCM AUTOMOTIVE	173 E SN BERNRDINO R	EDR Hist Auto	Higher	559, 0.106, East
H48	CITRUS VALLEY MEDICA	303 N 3RD AVE	UST, LOS ANGELES CO. HMS	Lower	564, 0.107, SSW
H49	INTER-COMMUNITY MEDI	303 N 3RD AVE	HIST UST, EMI	Lower	564, 0.107, SSW
H50	CITRUS VALLEY MEDICA	303 N 003RD AVE	UST	Lower	565, 0.107, SSW
E51	SPRINGERS CLEANERS	326 N CITRUS AVE	EDR Hist Cleaner	Higher	566, 0.107, SSE
52	WINN'S ED RICHFIELD	281 W SAN BERNARDINO	EDR Hist Auto	Lower	567, 0.107, WSW
H53	PINEFLAT LAKE RESORT	161 W COTTAGE DR	EDR Hist Auto	Lower	568, 0.108, South
I54	ADULT EDUCATION WELD	126 E SCHOOL ST	HIST UST	Higher	575, 0.109, SE
I55	COVINA VALLEY UNIFIE	126 E SCHOOL ST	SWEEPS UST, CA FID UST, LOS ANGELES CO. HMS	Higher	575, 0.109, SE
I56	COVINA VALLEY UNIFIE	126 SCHOOL ST E	LUST, HIST CORTESE	Higher	606, 0.115, ESE
E57	DUMFORD HAROLD SHELL	301 N CITRUS	EDR Hist Auto	Lower	607, 0.115, SSE
H58	CITRUS VALLEY MEDICA	303 3RD ST. N	LUST	Lower	610, 0.116, SSW
H59	INTER-COMMUNITY MEDI	303 N 003RD AVE	SWEEPS UST, CA FID UST	Lower	610, 0.116, SSW
H60	INTER-COMMUNITY MEDI	303 003RD	HIST CORTESE	Lower	610, 0.116, SSW
F61	DETROIT AUTOBODY	521 N 2ND AVE	RCRA-SQG, FINDS, ECHO	Higher	654, 0.124, East
62	ATHANS AUTO BODY	518 N 2ND ST	RCRA-SQG, FINDS, ECHO	Higher	786, 0.149, East
63	INTER COMMUNITY MEDI	210 WEST SAN BERNARD	RCRA-LQG, FINDS	Lower	834, 0.158, SW
64	ABC BUSINESS EQUIPME	217 NORTH CITRUS	RCRA-SQG, FINDS, ECHO	Lower	866, 0.164, SSE
J65	JOHNNY'S AUTO SERVIC	239 E SAN BERNANDINO	SWEEPS UST	Higher	1055, 0.200, East
66	PACIFIC BELL	124 COLLEGE ST	RCRA NonGen / NLR, FINDS, ECHO	Lower	1072, 0.203, SSE
J67	HENDRICKSON AUTOMOTI	239 E SAN BERNARDINO	UST	Higher	1161, 0.220, East
68	GTE	106 BADILLO ST E	LUST	Lower	1465, 0.277, SSE
K69	F H GASOLINE STATION	909 CITRUS AVE N	LUST, SWEEPS UST, HIST CORTESE, LOS ANGELES CO....	Higher	1691, 0.320, North
K70	CALCOVE PARTNERSHIP	925 NORTH CITRUS AVE	LUST	Higher	1842, 0.349, North
L71	ROBERT HOLIDAY LINES	359 FRONT ST	LUST, HIST CORTESE	Higher	2024, 0.383, East
72	MOTOR SUPPLY CO.	237 004TH ST	LUST, HIST CORTESE	Lower	2094, 0.397, SSW
L73	ROBERT'S HOLIDAY LIN	401 FRONT	LUST, HIST CORTESE	Higher	2200, 0.417, East
M74	COVINA DODGE	345 S CITRUS	RCRA-SQG, CPS-SLIC, EMI, HAZNET	Lower	2496, 0.473, South
M75	CHRYSLER - COVINA DO	345 CITRUS	CPS-SLIC	Lower	2530, 0.479, South
76	BROWN INTL CORP	633 N. BARRANCA AVE.	RCRA-SQG, ENVIROSTOR, LUST, SWEEPS UST, HIST UST,..	Higher	2694, 0.510, ENE
77	ELDON DRAPERY CLEANE	551 E. EDNA PLACE	ENVIROSTOR	Higher	3181, 0.602, ENE
78	JONES & ROY COMPANY	620 NORTH COMMERCIAL	ENVIROSTOR	Higher	3836, 0.727, East

MAPPED SITES SUMMARY

Target Property Address:
137 W. SAN BERNARDINO ROAD
COVINA, CA 91723

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
79	SAI AUTO GROUP	626 S. CITRUS AVENUE	ENVIROSTOR	Lower	4361, 0.826, South

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 9 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
COVINA MT VIEW VENTU 1375 W SAN BERNARDIN COVINA, CA 91722	HAZNET GEPAID: CAC002587317	N/A
WEST COVINA MOTORS I 137 W SAN BERNARDINO COVINA, CA	RGA LUST	N/A
WEST COVINA MOTORS I 137 W SAN BERNARDINO COVINA, CA 91724	LUST Database: LUST, Date of Government Version: 12/10/2018 Status: Completed - Case Closed Global Id: T10000000549 HIST UST Facility Id: 00000021095	N/A
CLIPPINGER CHEVROLET 141 W GENEVA PL COVINA, CA 91722	EMI Facility Id: 22623	N/A
CLIPPINGER CHEVROLET 137 W SAN BERNARDINO COVINA, CA 91722	HAZNET GEPAID: CAD981164957	N/A
CLIPPINGER CHEVROLET 141 W GENEVA PL COVINA, CA 91723	FINDS Registry ID:: 110065435737	N/A
CLIPPINGER CHEVROLET 137 W SAN BERNARDINO COVINA, CA 91723	UST Database: UST, Date of Government Version: 12/10/2018 Facility Id: 9684 SWEEPS UST Status: A Tank Status: A Comp Number: 9684 LOS ANGELES CO. HMS Facility ID: 009843-037772	N/A
WEST COVINA MOTORS, 137 WEST SAN BERNARD COVINA, CA	UST Database: UST CLOSURE, Date of Government Version: 03/11/2019	N/A

WEST COVINA MOTORS I 137 W SAN BERNARDINO COVINA, CA 91724	FINDS Registry ID:: 110066197733	N/A
HASSEN DEVELOPMENT C 137 W SAN BERNARDINO COVINA, CA 91723	HAZNET GEPAID: CAC002781356	N/A
CLIPPINGER CHEVROLET 137 W SAN BERNARDINO COVINA, CA 91723	HAZNET GEPAID: CAR000078386	N/A
CLIPPINGER CHEVROLET 137 W SAN BERNARDINO COVINA, CA 91724	LOS ANGELES CO. HMS Facility ID: 009843-I09684	N/A
CLIPPINGER CHEVROLET 137 W SAN BERNARDINO COVINA, CA 91723	HIST UST CA FID UST Facility Id: 19054852 Status: A LOS ANGELES CO. HMS Facility ID: 009843-009684	N/A
CLIPPINGER CHEVROLET 137 W SAN BERNARDINO COVINA, CA 91723	RCRA-SQG EPA ID:: CAR000078386 FINDS Registry ID:: 110002940532 ECHO Registry ID: 110002940532	CAR000078386

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL---------- National Priority List

EXECUTIVE SUMMARY

Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-CESQG ---------- RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROL ---------- Sites with Institutional Controls

Federal ERNS list

ERNS ---------- Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE ---------- State Response Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ---------- Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST ---------- Underground Storage Tank Listing
AST ---------- Aboveground Petroleum Storage Tank Facilities
INDIAN UST ---------- Underground Storage Tanks on Indian Land

EXECUTIVE SUMMARY

State and tribal voluntary cleanup sites

INDIAN VCP ---- Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS ---- Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT ---- Waste Management Unit Database
SWRCY ---- Recycler Database
HAULERS ---- Registered Waste Tire Haulers Listing
INDIAN ODI ---- Report on the Status of Open Dumps on Indian Lands
ODI ---- Open Dump Inventory
DEBRIS REGION 9 ---- Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS ---- Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

AOCONCERN ---- Key Areas of Concerns in Los Angeles County
US HIST CDL ---- Delisted National Clandestine Laboratory Register
HIST Cal-Sites ---- Historical Calsites Database
SCH ---- School Property Evaluation Program
CDL ---- Clandestine Drug Labs
Toxic Pits ---- Toxic Pits Cleanup Act Sites
CERS HAZ WASTE ---- CERS HAZ WASTE
US CDL ---- National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

CERS TANKS ---- California Environmental Reporting System (CERS) Tanks

Local Land Records

LIENS ---- Environmental Liens Listing
LIENS 2 ---- CERCLA Lien Information
DEED ---- Deed Restriction Listing

Records of Emergency Release Reports

HMIRS ---- Hazardous Materials Information Reporting System
CHMIRS ---- California Hazardous Material Incident Report System
LDS ---- Land Disposal Sites Listing
MCS ---- Military Cleanup Sites Listing
SPILLS 90 ---- SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS ---- Formerly Used Defense Sites

EXECUTIVE SUMMARY

DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
DOCKET HWC	Hazardous Waste Compliance Docket Listing
UXO	Unexploded Ordnance Sites
FUELS PROGRAM	EPA Fuels Program Registered Listing
CA BOND EXP. PLAN	Bond Expenditure Plan
Cortese	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings	CUPA Resources List
DRYCLEANERS	Cleaner Facilities
ENF	Enforcement Action Listing
Financial Assurance	Financial Assurance Information Listing
ICE	ICE
HWP	EnviroStor Permitted Facilities Listing
HWT	Registered Hazardous Waste Transporter Database
MINES	Mines Site Location Listing
MWMP	Medical Waste Management Program Listing
NPDES	NPDES Permits Listing
PEST LIC	Pesticide Regulation Licenses Listing
PROC	Certified Processors Database
Notify 65	Proposition 65 Records
LA Co. Site Mitigation	Site Mitigation List
UIC	UIC Listing
UIC GEO	UIC GEO (GEOTRACKER)
WASTEWATER PITS	Oil Wastewater Pits Listing
WDS	Waste Discharge System
MILITARY PRIV SITES	MILITARY PRIV SITES (GEOTRACKER)

EXECUTIVE SUMMARY

PROJECT PROJECT (GEOTRACKER)
WDR Waste Discharge Requirements Listing
CERS CERS
WIP Well Investigation Program Case List
NON-CASE INFO NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ Well Stimulation Project (GEOTRACKER)

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF Recovered Government Archive Solid Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 03/01/2018 has revealed that there is 1 RCRA-LQG site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
INTER COMMUNITY MEDI EPA ID:: CAD981462443	***210 WEST SAN BERNARD***	***SW 1/8 - 1/4 (0.158 mi.)***	***63***	***84***

EXECUTIVE SUMMARY

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 03/01/2018 has revealed that there are 10 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ELITE FORD BODY SHOP EPA ID:: CAR000129262	***127 W SAN BERNARDINO***	***0 - 1/8 (0.000 mi.)***	***A17***	***25***
COVINA AUTO BODY EPA ID:: CAD982050627	***559 N CITRUS***	***NNW 0 - 1/8 (0.014 mi.)***	***24***	***32***
TRANSMISSION HOUSE T EPA ID:: CAD983590233	***569 N CITRUS AVE***	***NNE 0 - 1/8 (0.026 mi.)***	***D26***	***36***
MAACO AUTO PAINTING EPA ID:: CAD983632597	***576 N CITRUS AVE UNI***	***NE 0 - 1/8 (0.090 mi.)***	***43***	***52***
KARRES SPORT CAR BOD EPA ID:: CAD981446867	***146 E FRONT ST***	***ENE 0 - 1/8 (0.092 mi.)***	***F44***	***54***
DETROIT AUTOBODY EPA ID:: CAD981434400	***521 N 2ND AVE***	***E 0 - 1/8 (0.124 mi.)***	***F61***	***81***
ATHANS AUTO BODY EPA ID:: CAD982510521	***518 N 2ND ST***	***E 1/8 - 1/4 (0.149 mi.)***	***62***	***82***

Lower Elevation	Address	Direction / Distance	Map ID	Page
REVERE EXTRUDERS INC EPA ID:: CAD062091079	***600 NORTH THIRD AVE***	***WNW 0 - 1/8 (0.010 mi.)***	***B23***	***29***
ELITE FORD EPA ID:: CAD981446271	***116 W SAN BERNARDINO***	***SSE 0 - 1/8 (0.027 mi.)***	***A30***	***42***
ABC BUSINESS EQUIPME EPA ID:: CAD981418817	***217 NORTH CITRUS***	***SSE 1/8 - 1/4 (0.164 mi.)***	***64***	***88***

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 01/28/2019 has revealed that there are 5 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BROWN INTL CORP Facility Id: 71002966 Status: Refer: Other Agency	***633 N. BARRANCA AVE.***	***ENE 1/2 - 1 (0.510 mi.)***	***76***	***113***
ELDON DRAPERY CLEANE Facility Id: 19720036 Status: Refer: 1248 Local Agency	551 E. EDNA PLACE	ENE 1/2 - 1 (0.602 mi.)	77	120
JONES & ROY COMPANY Facility Id: 19340730 Status: Refer: Other Agency	620 NORTH COMMERCIAL	E 1/2 - 1 (0.727 mi.)	78	121

Lower Elevation	Address	Direction / Distance	Map ID	Page
SO CAL GAS/COVINA MG Facility Id: 19490224 Status: Certified	***222 WEST EDNA PLACE***	***NW 0 - 1/8 (0.100 mi.)***	***G46***	***59***
SAI AUTO GROUP Facility Id: 19550030 Status: Refer: 1248 Local Agency	626 S. CITRUS AVENUE	S 1/2 - 1 (0.826 mi.)	79	123

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 9 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CITY OF COVINA FIRE Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 12/10/2018 Status: Completed - Case Closed Facility Id: I-13823 Status: Case Closed Global Id: T0603704104 Global ID: T0603704104	***400 CITRUS AVE N***	***SE 0 - 1/8 (0.069 mi.)***	***E39***	***49***
COVINA VALLEY UNIFIE Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 12/10/2018 Status: Completed - Case Closed Facility Id: R-10132 Status: Case Closed Global Id: T0603704909 Global ID: T0603704909	***126 SCHOOL ST E***	***ESE 0 - 1/8 (0.115 mi.)***	***I56***	***76***
F H GASOLINE STATION Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 12/10/2018	***909 CITRUS AVE N***	***N 1/4 - 1/2 (0.320 mi.)***	***K69***	***95***

Status: Completed - Case Closed
Facility Id: R-21301
Status: Case Closed
Global Id: T0603705329
Global ID: T0603705329

CALCOVE PARTNERSHIP | 925 NORTH CITRUS AVE | N 1/4 - 1/2 (0.349 mi.) | K70 | 99
Database: LUST, Date of Government Version: 12/10/2018
Status: Completed - Case Closed
Global Id: T0603717525

ROBERT HOLIDAY LINES | ***359 FRONT ST*** | ***E 1/4 - 1/2 (0.383 mi.)*** | ***L71*** | ***100***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 12/10/2018
Status: Open - Site Assessment
Facility Id: I-16314
Status: Preliminary site assessment underway
Global Id: T0603704405
Global ID: T0603704405

ROBERT'S HOLIDAY LIN | ***401 FRONT*** | ***E 1/4 - 1/2 (0.417 mi.)*** | ***L73*** | ***107***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Facility Id: 072991-01
Status: Remedial action (cleanup) Underway
Global ID: T0603700097

Lower Elevation	Address	Direction / Distance	Map ID	Page

CITRUS VALLEY MEDICA | 303 3RD ST. N | SSW 0 - 1/8 (0.116 mi.) | H58 | 78
Database: LUST, Date of Government Version: 12/10/2018
Status: Completed - Case Closed
Global Id: T0603798139

GTE | 106 BADILLO ST E | SSE 1/4 - 1/2 (0.277 mi.) | 68 | 93
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 12/10/2018
Status: Completed - Case Closed
Facility Id: R-10659
Status: Case Closed
Global Id: T0603704949
Global ID: T0603704949

MOTOR SUPPLY CO. | ***237 004TH ST*** | ***SSW 1/4 - 1/2 (0.397 mi.)*** | ***72*** | ***104***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 12/10/2018
Status: Completed - Case Closed
Facility Id: I-16555
Status: Case Closed
Global Id: T0603704418
Global ID: T0603704418

CPS-SLIC: Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the CPS-SLIC list, as provided by EDR, has revealed that there are 2 CPS-SLIC sites

within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
COVINA DODGE	***345 S CITRUS***	***S 1/4 - 1/2 (0.473 mi.)***	***M74***	***108***
Database: CPS-SLIC, Date of Government Version: 12/10/2018 Facility Status: Completed - Case Closed Global Id: SLT43348346				
CHRYSLER - COVINA DO	345 CITRUS	S 1/4 - 1/2 (0.479 mi.)	M75	113
Database: SLIC REG 4, Date of Government Version: 11/17/2004 Facility Status: No further action required				

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there are 7 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
COVINA REDEVELOPMENT	547 N CITRUS AVE	NE 0 - 1/8 (0.021 mi.)	D25	36
Database: UST, Date of Government Version: 12/10/2018 Facility Id: 35771				
ELITE FORD	401 N CITRUS AVE	SSE 0 - 1/8 (0.065 mi.)	E36	47
Database: UST, Date of Government Version: 12/10/2018 Facility Id: LACoFA0034985				
CITY OF COVINA	***400 N CITRUS AVE***	***SE 0 - 1/8 (0.066 mi.)***	***E37***	***47***
Database: UST, Date of Government Version: 12/10/2018 Facility Id: 13823				
HENDRICKSON AUTOMOTI	239 E SAN BERNARDINO	E 1/8 - 1/4 (0.220 mi.)	J67	93
Database: UST, Date of Government Version: 12/10/2018 Facility Id: LACoFA0023062 Facility Id: 14348				

Lower Elevation	Address	Direction / Distance	Map ID	Page
ELITE FORD	***116 W SAN BERNARDINO***	***SSE 0 - 1/8 (0.027 mi.)***	***A30***	***42***
Database: UST, Date of Government Version: 12/10/2018 Facility Id: 10878				
CITRUS VALLEY MEDICA	***303 N 3RD AVE***	***SSW 0 - 1/8 (0.107 mi.)***	***H48***	***66***
Database: UST, Date of Government Version: 12/10/2018 Facility Id: LACoFA0000117 Facility Id: 14527				
CITRUS VALLEY MEDICA	303 N 003RD AVE	SSW 0 - 1/8 (0.107 mi.)	H50	73
Database: UST, Date of Government Version: 12/10/2018 Facility Id: LACoFA0000117				

State and tribal voluntary cleanup sites

VCP: Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

A review of the VCP list, as provided by EDR, and dated 01/28/2019 has revealed that there is 1 VCP site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
SO CAL GAS/COVINA MG Status: Certified Facility Id: 19490224	***222 WEST EDNA PLACE***	***NW 0 - 1/8 (0.100 mi.)***	***G46***	***59***

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 6 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CITY OF COVINA FIRE Status: A Tank Status: A Comp Number: 13823	***400 N CITRUS AVE***	***SE 0 - 1/8 (0.066 mi.)***	***E38***	***47***
COVINA VALLEY UNIFIE Status: A Tank Status: A Comp Number: 10132	***126 E SCHOOL ST***	***SE 0 - 1/8 (0.109 mi.)***	***I55***	***75***
JOHNNY'S AUTO SERVIC Status: A Tank Status: A Comp Number: 14348	239 E SAN BERNANDINO	E 1/8 - 1/4 (0.200 mi.)	J65	90

Lower Elevation	Address	Direction / Distance	Map ID	Page
REVERE EXTRUDERS INC Status: A Comp Number: 9775	***600 NORTH THIRD AVE***	***WNW 0 - 1/8 (0.010 mi.)***	***B23***	***29***
ELITE FORD Status: A Tank Status: A Comp Number: 10878	***116 W SAN BERNARDINO***	***SSE 0 - 1/8 (0.027 mi.)***	***A30***	***42***
INTER-COMMUNITY MEDI	***303 N 003RD AVE***	***SSW 0 - 1/8 (0.116 mi.)***	***H59***	***79***

Status: A
Tank Status: A
Comp Number: 14527

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 6 HIST UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CITY OF COVINA FIRE Facility Id: 00000021096	***400 N CITRUS AVE***	***SE 0 - 1/8 (0.066 mi.)***	***E38***	***47***
ADULT EDUCATION WELD Facility Id: 00000041074	126 E SCHOOL ST	SE 0 - 1/8 (0.109 mi.)	I54	74

Lower Elevation	Address	Direction / Distance	Map ID	Page
REVERE EXTRUDERS INC	600 NORTH THIRD AVE	WNW 0 - 1/8 (0.010 mi.)	B22	29
REVERE EXTRUDERS INC Facility Id: 00000017049	***600 NORTH THIRD AVE***	***WNW 0 - 1/8 (0.010 mi.)***	***B23***	***29***
RAY ANDREWS FORD Facility Id: 00000050585	116 W SAN BERNARDINO	SSE 0 - 1/8 (0.027 mi.)	A28	40
INTER-COMMUNITY MEDI Facility Id: 00000066428	***303 N 3RD AVE***	***SSW 0 - 1/8 (0.107 mi.)***	***H49***	***67***

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 4 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
COVINA VALLEY UNIFIE Facility Id: 19054886 Status: A	***126 E SCHOOL ST***	***SE 0 - 1/8 (0.109 mi.)***	***I55***	***75***

Lower Elevation	Address	Direction / Distance	Map ID	Page
REVERE EXTRUDERS INC Facility Id: 19054863 Status: A	***600 NORTH THIRD AVE***	***WNW 0 - 1/8 (0.010 mi.)***	***B23***	***29***
RAY ANDREWS FORD Facility Id: 19010745 Status: A	116 W SAN BERNARDINO	SSE 0 - 1/8 (0.027 mi.)	A29	42
INTER-COMMUNITY MEDI Facility Id: 19003694 Status: A	***303 N 003RD AVE***	***SSW 0 - 1/8 (0.116 mi.)***	***H59***	***79***

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/01/2018 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL	***124 COLLEGE ST***	***SSE 1/8 - 1/4 (0.203 mi.)***	***66***	***91***
EPA ID:: CAD980883896				

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 02/15/2019 has revealed that there are 2 FINDS sites within approximately 0.001 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ELITE FORD BODY SHOP	***127 W SAN BERNARDINO***	***0 - 1/8 (0.000 mi.)***	***A17***	***25***
Registry ID:: 110013357704				

Lower Elevation	Address	Direction / Distance	Map ID	Page
WEST COVINA MOTORS	141 GENEVA PL	0 - 1/8 (0.000 mi.)	A15	24
Registry ID:: 110037961587				

ECHO: ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

A review of the ECHO list, as provided by EDR, and dated 03/03/2019 has revealed that there is 1 ECHO site within approximately 0.001 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ELITE FORD BODY SHOP	***127 W SAN BERNARDINO***	***0 - 1/8 (0.000 mi.)***	***A17***	***25***
Registry ID: 110013357704				

EMI: Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies

A review of the EMI list, as provided by EDR, and dated 12/31/2017 has revealed that there is 1 EMI site within approximately 0.001 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
WEST COVINA MOTORS Facility Id: 122902	141 GENEVA PL	0 - 1/8 (0.000 mi.)	A16	24

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 7 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CITY OF COVINA FIRE Reg Id: I-13823	***400 CITRUS AVE N***	***SE 0 - 1/8 (0.069 mi.)***	***E39***	***49***
COVINA VALLEY UNIFIE Reg Id: R-10132	***126 SCHOOL ST E***	***ESE 0 - 1/8 (0.115 mi.)***	***I56***	***76***
F H GASOLINE STATION Reg Id: R-21301	***909 CITRUS AVE N***	***N 1/4 - 1/2 (0.320 mi.)***	***K69***	***95***
ROBERT HOLIDAY LINES Reg Id: I-16314	***359 FRONT ST***	***E 1/4 - 1/2 (0.383 mi.)***	***L71***	***100***
ROBERT'S HOLIDAY LIN Reg Id: 072991-01	***401 FRONT***	***E 1/4 - 1/2 (0.417 mi.)***	***L73***	***107***

Lower Elevation	Address	Direction / Distance	Map ID	Page
INTER-COMMUNITY MEDI Reg Id: I-14527	303 003RD	SSW 0 - 1/8 (0.116 mi.)	H60	80
MOTOR SUPPLY CO. Reg Id: I-16555	***237 004TH ST***	***SSW 1/4 - 1/2 (0.397 mi.)***	***72***	***104***

Los Angeles County Industrial Waste and Underground Storage Tank Sites.

A review of the LOS ANGELES CO. HMS list, as provided by EDR, and dated 12/19/2018 has revealed that there is 1 LOS ANGELES CO. HMS site within approximately 0.001 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
FITTINGS THAT FIT Facility ID: 025593-035063	615 N 3RD AVE	0 - 1/8 (0.001 mi.)	B20	28

CIWQS: The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

A review of the CIWQS list, as provided by EDR, and dated 03/05/2019 has revealed that there are 2 CIWQS sites within approximately 0.001 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
LOT 2 TRACT 62309	615 N 3RD ST	0 - 1/8 (0.001 mi.)	B18	27
VINTAGE WALK	555 TO 615 N 3RD ST	0 - 1/8 (0.001 mi.)	B19	28

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

A review of the EDR MGP list, as provided by EDR, has revealed that there is 1 EDR MGP site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
SO CAL GAS/COVINA MG	222 WEST EDNA PLACE	NW 0 - 1/8 (0.100 mi.)	G45	58

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 10 EDR Hist Auto sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
TULVING CHEVRON SERV	503 N CITRUS	E 0 - 1/8 (0.002 mi.)	C21	29
SIMON ENTERPRISES IN	569 N CITRUS AVE	NNE 0 - 1/8 (0.026 mi.)	D27	40
CONLIN'S BOB TIRE SE	401 N CITRUS	SSE 0 - 1/8 (0.065 mi.)	E35	46
SUPERIOR SUPER SERVI	101 W ORANGE ST	SE 0 - 1/8 (0.076 mi.)	E40	51
LOVEJOY GARAGE	148-150 E SAN BERN	E 0 - 1/8 (0.082 mi.)	F41	51
PATTERSON R C MOTOR	150 E SAN BERNARDI	E 0 - 1/8 (0.084 mi.)	F42	52
MARKS MCM AUTOMOTIVE	173 E SN BERNRDINO R	E 0 - 1/8 (0.106 mi.)	F47	65

Lower Elevation	Address	Direction / Distance	Map ID	Page
WINN'S ED RICHFIELD	281 W SAN BERNARDINO	WSW 0 - 1/8 (0.107 mi.)	52	74

Lower Elevation	Address	Direction / Distance	Map ID	Page
PINEFLAT LAKE RESORT	161 W COTTAGE DR	S 0 - 1/8 (0.108 mi.)	H53	74
DUMFORD HAROLD SHELL	301 N CITRUS	SSE 0 - 1/8 (0.115 mi.)	E57	78

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 5 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

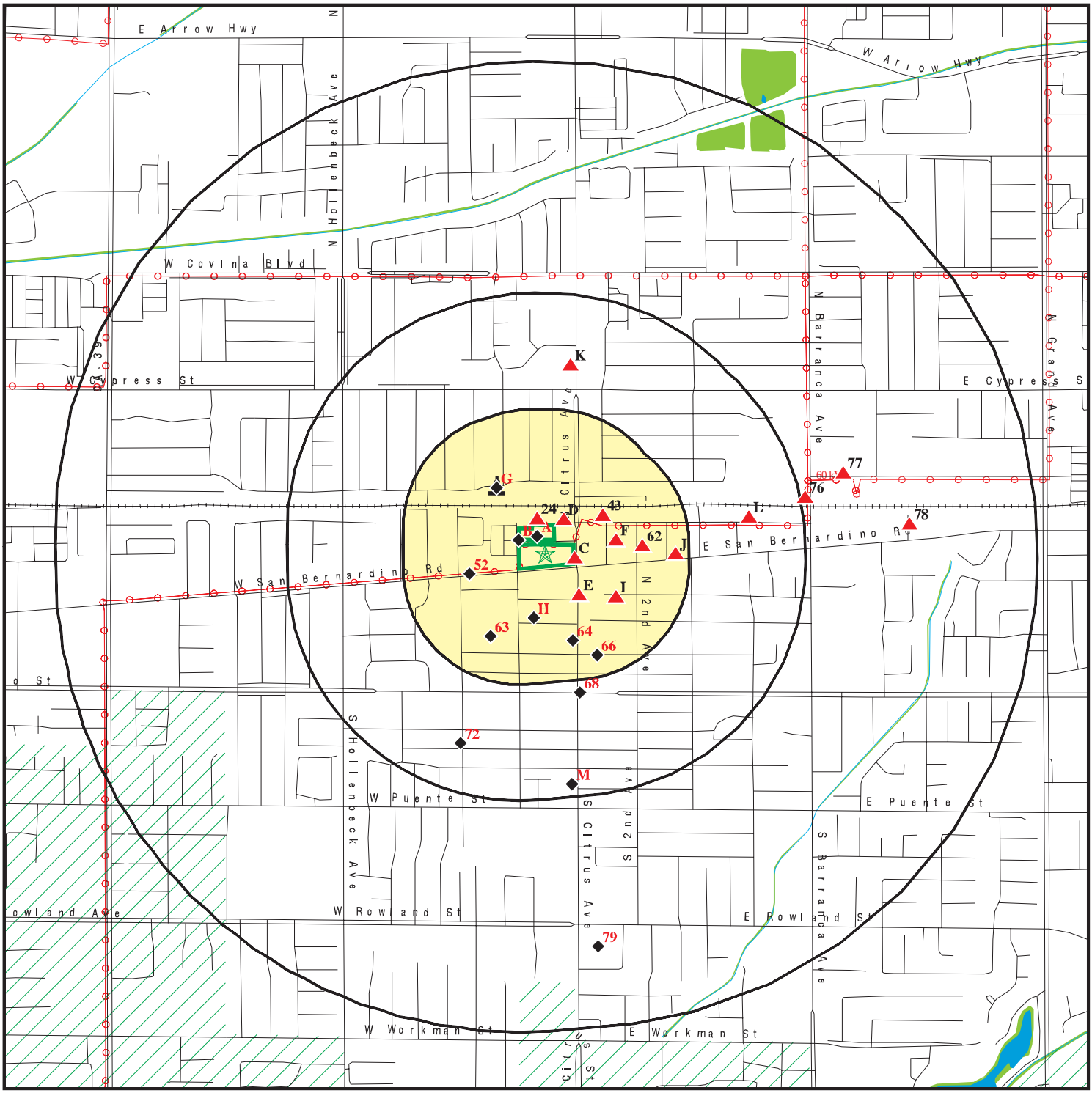
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BUXBANK CLEANERS & T	116 E SAN BERNARDI	ESE 0 - 1/8 (0.038 mi.)	C31	45
STEVENSON WM	116 E SAN BERNARDI	ESE 0 - 1/8 (0.038 mi.)	C32	46
BURBANK CLEANERS & T	116 E SAN BERNARDI	ESE 0 - 1/8 (0.038 mi.)	C33	46
FERST JACOB	119 E SAN BERNARDI	ESE 0 - 1/8 (0.041 mi.)	C34	46
SPRINGERS CLEANERS	326 N CITRUS AVE	SSE 0 - 1/8 (0.107 mi.)	E51	73

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 2 records.

Site Name	Database(s)
COVINA CHEVROLET CAR STOP INC DBA	FINDS, ECHO
WEST COVINA MOTOR GROUP LLC DBA WE	FINDS, ECHO

OVERVIEW MAP - 5613378.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

Power transmission lines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Areas of Concern

N

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Covina Hassen, Site A	CLIENT:	Dudek & Associates
ADDRESS:	137 W. San Bernardino Road Covina CA 91723	CONTACT:	Divya Khandelwal
LAT/LONG:	34.090547 / 117.891358	INQUIRY #:	5613378.2s
		DATE:	April 09, 2019 1:49 pm

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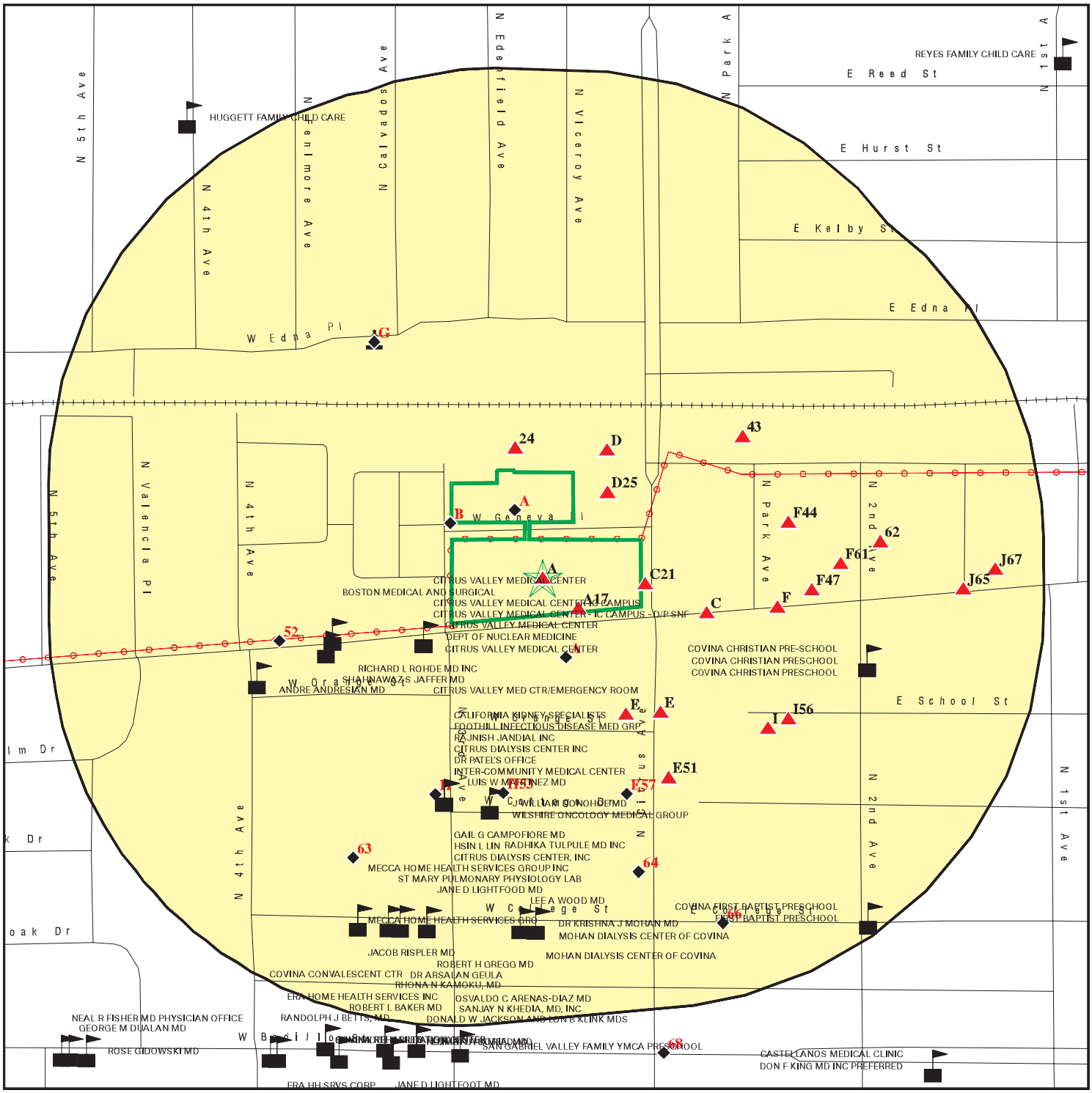
DETAIL MAP - 5613378.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

100-year flood zone

500-year flood zone

Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Covina Hassen, Site A	CLIENT:	Dudek & Associates
ADDRESS:	137 W. San Bernardino Road Covina CA 91723	CONTACT:	Divya Khandelwal
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		DATE:	April 09, 2019 1:55 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.001		0	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	1	NR	NR	NR	1
RCRA-SQG	0.250	1	8	2	NR	NR	NR	11
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		1	0	0	4	NR	5
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500	1	3	0	6	NR	NR	10

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	2	NR	NR	2
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250	2	6	1	NR	NR	NR	9
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		1	0	0	NR	NR	1
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
AOCONCERN	1.000		0	0	0	0	NR	0
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250	1	5	1	NR	NR	NR	7
HIST UST	0.250	2	6	0	NR	NR	NR	8
CA FID UST	0.250	1	4	0	NR	NR	NR	5
CERS TANKS	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	1	NR	NR	NR	1
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	0.001		0	NR	NR	NR	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.001		0	NR	NR	NR	NR	0
FINDS	0.001	3	2	NR	NR	NR	NR	5
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001	1	1	NR	NR	NR	NR	2
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	0.001	1	1	NR	NR	NR	NR	2
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001	4	0	NR	NR	NR	NR	4
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		3	0	4	NR	NR	7
LOS ANGELES CO. HMS	0.001	3	1	NR	NR	NR	NR	4
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.001		0	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
LA Co. Site Mitigation	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001		2	NR	NR	NR	NR	2
CERS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		1	0	0	0	NR	1
EDR Hist Auto	0.125		10	NR	NR	NR	NR	10
EDR Hist Cleaner	0.125		5	NR	NR	NR	NR	5
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001	1	0	NR	NR	NR	NR	1
- Totals --		21	60	6	12	4	0	103

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 **COVINA MT VIEW VENTURE** **HAZNET** **S112943624**
Target **1375 W SAN BERNARDINO RD** **N/A**
Property **COVINA, CA 91722**

Site 1 of 20 in cluster A

Actual: **555 ft.**

HAZNET:

Facility Name:	COVINA MT VIEW VENTURE
envid:	S112943624
Year:	2005
GEPAID:	CAC002587317
Contact:	RUTH SHAPIRO
Telephone:	8187840949
Mailing Name:	Not reported
Mailing Address:	PO BOX 260515
Mailing City,St,Zip:	ENCINO, CA 91426
Gen County:	Not reported
TSD EPA ID:	CAD009007626
TSD County:	Not reported
Waste Category:	Asbestos containing waste
Disposal Method:	Disposal, Land Fill
Tons:	1.68
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

A2 **WEST COVINA MOTORS INC** **RGA LUST** **S114720974**
Target **137 W SAN BERNARDINO RD** **N/A**
Property **COVINA, CA**

Site 2 of 20 in cluster A

Actual: **555 ft.**

RGA LUST:

2012	WEST COVINA MOTORS INC	137 W SAN BERNARDINO RD
2011	WEST COVINA MOTORS INC	137 W SAN BERNARDINO RD
2010	WEST COVINA MOTORS INC	137 W SAN BERNARDINO RD
2009	WEST COVINA MOTORS INC	137 W SAN BERNARDINO RD

A3 **WEST COVINA MOTORS INC** **LUST** **S105796932**
Target **137 W SAN BERNARDINO RD** **HIST UST** **N/A**
Property **COVINA, CA 91724**

Site 3 of 20 in cluster A

Actual: **555 ft.**

LUST:

Lead Agency:	SWRCB
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000000549
Global Id:	T10000000549
Latitude:	34.0905318041239
Longitude:	-117.891410256145
Status:	Completed - Case Closed
Status Date:	04/08/2015
Case Worker:	MC
RB Case Number:	Not reported
Local Agency:	LOS ANGELES COUNTY
File Location:	Not reported
Local Case Number:	009843-009684

WEST COVINA MOTORS INC (Continued) **S105796932**

Potential Media Affect: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

LUST:
Global Id: T10000000549
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Address: 900 S FREMONT AVE
City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

Global Id: T10000000549
Contact Type: Regional Board Caseworker
Contact Name: MATTHEW COHEN
Organization Name: SWRCB
Address: 1001 I Street
City: SACRAMENTO
Email: mcohen@waterboards.ca.gov
Phone Number: 9163415751

Global Id: T10000000549
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T10000000549
Action Type: RESPONSE
Date: 01/21/1987
Action: Tank Removal Report / UST Sampling Report

Global Id: T10000000549
Action Type: RESPONSE
Date: 08/27/2002
Action: Tank Removal Workplan

Global Id: T10000000549
Action Type: ENFORCEMENT
Date: 07/01/2013
Action: Referral to Other State Agency

Global Id: T10000000549
Action Type: ENFORCEMENT
Date: 02/14/2008
Action: Staff Letter

Global Id: T10000000549
Action Type: ENFORCEMENT
Date: 04/08/2015
Action: Closure/No Further Action Letter

WEST COVINA MOTORS INC (Continued) **S105796932**

Global Id: T10000000549
Action Type: ENFORCEMENT
Date: 11/19/2014
Action: State Water Board Closure Order

Global Id: T10000000549
Action Type: ENFORCEMENT
Date: 08/13/2014
Action: Notification - Public Notice of Case Closure

LUST:
Global Id: T10000000549
Status: Completed - Case Closed
Status Date: 04/08/2015

Global Id: T10000000549
Status: Open - Case Begin Date
Status Date: 02/07/2008

Global Id: T10000000549
Status: Open - Eligible for Closure
Status Date: 12/10/2013

Global Id: T10000000549
Status: Open - Eligible for Closure
Status Date: 11/19/2014

Global Id: T10000000549
Status: Open - Site Assessment
Status Date: 02/07/2008

HIST UST:
File Number: Not reported
URL: Not reported
Region: STATE
Facility ID: 00000021095
Facility Type: Other
Other Type: AUTOMOBILE DEALER
Contact Name: JOHN CLIPPINGER
Telephone: 8183396261
Owner Name: CLIPPINGER CHEVROLET, INC.
Owner Address: 137 W. SAN BERNARDINO ROAD
Owner City,St,Zip: COVINA, CA 91723
Total Tanks: 0009

Tank Num: 001
Container Num: TRK 1
Year Installed: 1965
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 002

WEST COVINA MOTORS INC (Continued) **S105796932**

Container Num:	TRK 2
Year Installed:	1965
Tank Capacity:	00000000
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	None

Tank Num:	003
Container Num:	LUBE 3
Year Installed:	1965
Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Tank Num:	004
Container Num:	LUBE 4
Year Installed:	1965
Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Tank Num:	005
Container Num:	LUBE 5
Year Installed:	1965
Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Tank Num:	006
Container Num:	LUBE 6
Year Installed:	1965
Tank Capacity:	00000000
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	None

Tank Num:	007
Container Num:	#7
Year Installed:	1962
Tank Capacity:	00008000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Tank Num:	008
Container Num:	#8
Year Installed:	1980
Tank Capacity:	00006000

WEST COVINA MOTORS INC (Continued) **S105796932**

Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor
Tank Num:	009
Container Num:	#9
Year Installed:	1980
Tank Capacity:	00006000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

A4 **CLIPPINGER CHEVROLET** **EMI** **S106828851**
Target **141 W GENEVA PL** **N/A**
Property **COVINA, CA 91722**

Site 4 of 20 in cluster A

Actual: **555 ft.**

EMI:

Year:	1990
County Code:	19
Air Basin:	SC
Facility ID:	22623
Air District Name:	SC
SIC Code:	5511
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	3
Reactive Organic Gases Tons/Yr:	3
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0
Year:	1993
County Code:	19
Air Basin:	SC
Facility ID:	22623
Air District Name:	SC
SIC Code:	5511
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0
Year:	1995
County Code:	19
Air Basin:	SC

CLIPPINGER CHEVROLET (Continued) **S106828851**

Facility ID:	22623
Air District Name:	SC
SIC Code:	5511
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

A5 **CLIPPINGER CHEVROLET INC** **HAZNET** **S113003454**
Target **137 W SAN BERNARDINO RD** **N/A**
Property **COVINA, CA 91722**

Site 5 of 20 in cluster A

Actual: **555 ft.**

HAZNET:

Facility Name:	CLIPPINGER CHEVROLET INC
envid:	S113003454
Year:	2004
GEPAID:	CAD981164957
Contact:	MAUREEN SMITH
Telephone:	8183396261
Mailing Name:	Not reported
Mailing Address:	PO BOX 1375
Mailing City,St,Zip:	COVINA, CA 917220375
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Oil/water separation sludge
Disposal Method:	Not reported
Tons:	10.42
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	S113003454
Year:	2003
GEPAID:	CAD981164957
Contact:	MAUREEN SMITH
Telephone:	8183396261
Mailing Name:	Not reported
Mailing Address:	PO BOX 1375
Mailing City,St,Zip:	COVINA, CA 917220375
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Oil/water separation sludge
Disposal Method:	Recycler
Tons:	4.79
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

CLIPPINGER CHEVROLET INC (Continued) **S113003454**

envid: S113003454
Year: 2002
GEPAID: CAD981164957
Contact: MAUREEN SMITH
Telephone: 8183396261
Mailing Name: Not reported
Mailing Address: PO BOX 1375
Mailing City,St,Zip: COVINA, CA 917220375
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Oil/water separation sludge
Disposal Method: Recycler
Tons: 6.04
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: S113003454
Year: 2001
GEPAID: CAD981164957
Contact: MAUREEN SMITH
Telephone: 8183396261
Mailing Name: Not reported
Mailing Address: PO BOX 1375
Mailing City,St,Zip: COVINA, CA 917220375
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Oil/water separation sludge
Disposal Method: Recycler
Tons: 8.27
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: S113003454
Year: 2000
GEPAID: CAD981164957
Contact: MAUREEN SMITH
Telephone: 8183396261
Mailing Name: Not reported
Mailing Address: PO BOX 1375
Mailing City,St,Zip: COVINA, CA 917220375
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Recycler
Tons: 1.25
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

Click this hyperlink while viewing on your computer to access
33 additional CA_HAZNET: record(s) in the EDR Site Report.

A6 **CLIPPINGER CHEVROLET** **FINDS** **1023254653**
Target **141 W GENEVA PL** **N/A**
Property **COVINA, CA 91723**

Site 6 of 20 in cluster A

Actual:
555 ft.

FINDS:

Registry ID: 110065435737

Environmental Interest/Information System
STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

A7 **CLIPPINGER CHEVROLET** **UST** **U001569240**
Target **137 W SAN BERNARDINO RD** **SWEEPS UST** **N/A**
Property **COVINA, CA 91723** **LOS ANGELES CO. HMS**

Site 7 of 20 in cluster A

Actual:
555 ft.

UST:

Facility ID:	9684
Permitting Agency:	LOS ANGELES COUNTY
Latitude:	34.091896
Longitude:	-117.890009

SWEEPS UST:

Status:	Active
Comp Number:	9684
Number:	9
Board Of Equalization:	44-008519
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-009684-000001
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN
STG:	W
Content:	Not reported
Number Of Tanks:	5

Status:	Active
Comp Number:	9684
Number:	9
Board Of Equalization:	44-008519
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-009684-000002
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89

CLIPPINGER CHEVROLET (Continued) **U001569240**

Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

Status: Active
Comp Number: 9684
Number: 9
Board Of Equalization: 44-008519
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-009684-000003
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

Status: Active
Comp Number: 9684
Number: 9
Board Of Equalization: 44-008519
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-009684-000004
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

Status: Active
Comp Number: 9684
Number: 9
Board Of Equalization: 44-008519
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-009684-000005
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

CLIPPINGER CHEVROLET (Continued) **U001569240**

LOS ANGELES CO. HMS:
Region: LA
Permit Category: Not reported
Facility Id: 009843-037772
Facility Type: Not reported
Facility Status: OPEN
Area: 6B
Permit Number: Not reported
Permit Status: Not reported

A8 **WEST COVINA MOTORS, INC.** **UST** **U004271005**
Target **137 WEST SAN BERNARDINO ROAD** **N/A**
Property **COVINA, CA**

Site 8 of 20 in cluster A

Actual: **555 ft.**

UST CLOSURE:

Claim Number:	Case No. 009843-009684
Type:	Closure Denials and Approved Orders
Deadline Date:	2014-10-14 00:00:00
Documents:	Notice, Executive Draft Order, Closure Summary
Comments:	Not reported
Comments URL:	Not reported
Response:	Not reported
Response URL:	Not reported
Comments2:	Not reported
Comments2 URL:	Not reported
Response2:	Not reported
Response2 URL:	Not reported
Closure:	WQO 2014-0192-UST (11/15/2014)
Closure URL:	https://pubapps.waterboards.ca.gov/water_issues/programs/ustcf/docs/prop_closure_cases/wqo2014_0192_ust.pdf
Uniform:	Uniform Closure Letter (04/08/2015)
Uniform URL:	https://pubapps.waterboards.ca.gov/water_issues/programs/ustcf/docs/prop_closure_cases/009843_009684ucl.pdf

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A9 **WEST COVINA MOTORS INC** **FINDS** **1023325614**
Target **137 W SAN BERNARDINO RD** **N/A**
Property **COVINA, CA 91724**

Site 9 of 20 in cluster A

Actual: **555 ft.**

FINDS:

Registry ID: 110066197733

Environmental Interest/Information System
STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

A10 **HASSEN DEVELOPMENT CORPORATION** **HAZNET** **S118218692**
Target **137 W SAN BERNARDINO RD** **N/A**
Property **COVINA, CA 91723**

Site 10 of 20 in cluster A

Actual: **555 ft.**

HAZNET:

Facility Name:	HASSEN DEVELOPMENT CORPORATION
envid:	S118218692
Year:	2014
GEPAID:	CAC002781356
Contact:	TOM WILLIAMS
Telephone:	6269151000
Mailing Name:	Not reported
Mailing Address:	100 N BARRANCA ST STE 900
Mailing City,St,Zip:	WEST COVINA, CA 917911662
Gen County:	Los Angeles
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles
Waste Category:	Waste oil and mixed oil
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	1.444
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

A11 **CLIPPINGER CHEVROLET** **HAZNET** **S113175160**
Target **137 W SAN BERNARDINO RD** **N/A**
Property **COVINA, CA 91723**

Site 11 of 20 in cluster A

Actual: **555 ft.**

HAZNET:

Facility Name:	CLIPPINGER CHEVROLET
envid:	S113175160
Year:	2011
GEPAID:	CAR000078386
Contact:	MAUREEN E. ROOKS/ADMIN ASST
Telephone:	6263883715
Mailing Name:	Not reported
Mailing Address:	2000 E GARVEY AVE S
Mailing City,St,Zip:	WEST COVINA, CA 917911911
Gen County:	Not reported
TSD EPA ID:	CAD008302903
TSD County:	Not reported
Waste Category:	Other inorganic solid waste
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.1
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	S113175160
Year:	2011
GEPAID:	CAR000078386
Contact:	MAUREEN E. ROOKS/ADMIN ASST
Telephone:	6263883715
Mailing Name:	Not reported

CLIPPINGER CHEVROLET (Continued) **S113175160**

Mailing Address:	2000 E GARVEY AVE S
Mailing City,St,Zip:	WEST COVINA, CA 917911911
Gen County:	Not reported
TSD EPA ID:	CAD028409019
TSD County:	Not reported
Waste Category:	Other organic solids
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.1875
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	S113175160
Year:	2011
GEPAID:	CAR000078386
Contact:	MAUREEN E. ROOKS/ADMIN ASST
Telephone:	6263883715
Mailing Name:	Not reported
Mailing Address:	2000 E GARVEY AVE S
Mailing City,St,Zip:	WEST COVINA, CA 917911911
Gen County:	Not reported
TSD EPA ID:	CAD028409019
TSD County:	Not reported
Waste Category:	Other inorganic solid waste
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.075
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	S113175160
Year:	2011
GEPAID:	CAR000078386
Contact:	MAUREEN E. ROOKS/ADMIN ASST
Telephone:	6263883715
Mailing Name:	Not reported
Mailing Address:	2000 E GARVEY AVE S
Mailing City,St,Zip:	WEST COVINA, CA 917911911
Gen County:	Not reported
TSD EPA ID:	CAD028409019
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues less than 10 percent
Disposal Method:	Discharge To Sewer/Potw Or Npdes(With Prior Storage--With Or Without Treatment)
Tons:	0.924
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	S113175160
Year:	2011
GEPAID:	CAR000078386
Contact:	MAUREEN E. ROOKS/ADMIN ASST
Telephone:	6263883715
Mailing Name:	Not reported

CLIPPINGER CHEVROLET (Continued) **S113175160**

Mailing Address: 2000 E GARVEY AVE S
Mailing City,St,Zip: WEST COVINA, CA 917911911
Gen County: Not reported
TSD EPA ID: CAD008302903
TSD County: Not reported
Waste Category: Unspecified solvent mixture
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 1.17
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

Click this hyperlink while viewing on your computer to access
7 additional CA_HAZNET: record(s) in the EDR Site Report.

A12 Target Property **CLIPPINGER CHEVROLET** **LOS ANGELES CO. HMS** **S103629311**
137 W SAN BERNARDINO RD **N/A**
COVINA, CA 91724

Site 12 of 20 in cluster A

Actual: 555 ft.

LOS ANGELES CO. HMS:
Region: LA
Permit Category: Not reported
Facility Id: 009843-I09684
Facility Type: Not reported
Facility Status: OPEN
Area: 6B
Permit Number: Not reported
Permit Status: Not reported

A13 Target Property **CLIPPINGER CHEVROLET INC** **HIST UST** **S101618851**
137 W SAN BERNARDINO ROAD **CA FID UST** **N/A**
COVINA, CA 91723 **LOS ANGELES CO. HMS**

Site 13 of 20 in cluster A

Actual: 555 ft.

HIST UST:
File Number: 000272D1
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000272D1.pdf
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported

CLIPPINGER CHEVROLET INC (Continued) **S101618851**

Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

Click here for Geo Tracker PDF:

CA FID UST:
Facility ID: 19054852
Regulated By: UTNKA
Regulated ID: 00021095
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 8180000000
Mail To: Not reported
Mailing Address: BOX
Mailing Address 2: Not reported
Mailing City,St,Zip: COVINA
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

LOS ANGELES CO. HMS:
Region: LA
Permit Category: T
Facility Id: 009843-009684
Facility Type: 0
Facility Status: Closed
Area: 6B
Permit Number: 00000931T
Permit Status: Closed

A14 **CLIPPINGER CHEVROLET OLDSMOBILE** **RCRA-SQG** **1004675888**
Target **137 W SAN BERNARDINO RD** **FINDS** **CAR000078386**
Property **COVINA, CA 91723** **ECHO**

Site 14 of 20 in cluster A

Actual: 555 ft.

RCRA-SQG:
Date form received by agency: 07/11/2000
Facility name: CLIPPINGER CHEVROLET OLDSMOBILE
Facility address: 137 W SAN BERNARDINO RD
COVINA, CA 91723
EPA ID: CAR000078386
Mailing address: P O BOX 1375
COVINA, CA 91722
Contact: TOM KNOTT
Contact address: P O BOX 1375
COVINA, CA 91722
Contact country: US
Contact telephone: 626-339-6261
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator

CLIPPINGER CHEVROLET OLDSMOBILE (Continued) **1004675888**

Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	WEST COVINA MOTORS INC
Owner/operator address:	2000 E GARVEY SOUTH WEST COVINA, CA 91790
Owner/operator country:	Not reported
Owner/operator telephone:	626-339-6261
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

. Waste code:	D039
. Waste name:	TETRACHLOROETHYLENE

Violation Status: No violations found

FINDS:

Registry ID: 110002940532

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and

CLIPPINGER CHEVROLET OLDSMOBILE (Continued) **1004675888**

corrective action activities required under RCRA.

STATE MASTER

Click this hyperlink while viewing on your computer to access
additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1004675888
Registry ID: 110002940532
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002940532

A15 **WEST COVINA MOTORS** **FINDS** **1011985000**
141 GENEVA PL **N/A**
< 1/8 **COVINA, CA 91722**
1 ft.

Site 15 of 20 in cluster A

Relative: FINDS:
Lower

Actual: Registry ID: 110037961587
554 ft.

Environmental Interest/Information System
AIR EMISSIONS CLASSIFICATION UNKNOWN

Click this hyperlink while viewing on your computer to access
additional FINDS: detail in the EDR Site Report.

A16 **WEST COVINA MOTORS** **EMI** **S108433809**
141 GENEVA PL **N/A**
< 1/8 **COVINA, CA 91722**
1 ft.

Site 16 of 20 in cluster A

Relative: EMI:
Lower

Actual:
554 ft.

Year:	2005
County Code:	19
Air Basin:	SC
Facility ID:	122902
Air District Name:	SC
SIC Code:	7532
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1.14319
Reactive Organic Gases Tons/Yr:	.788889332
Carbon Monoxide Emissions Tons/Yr:	.00586
NOX - Oxides of Nitrogen Tons/Yr:	.0218
SOX - Oxides of Sulphur Tons/Yr:	.000135
Particulate Matter Tons/Yr:	.00126
Part. Matter 10 Micrometers and Smllr Tons/Yr:	.00126

Year:	2009
County Code:	19

WEST COVINA MOTORS (Continued) **S108433809**

Air Basin:	SC
Facility ID:	122902
Air District Name:	SC
SIC Code:	5511
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1.5019270311939699E-2
Reactive Organic Gases Tons/Yr:	1.4433100000000001E-2
Carbon Monoxide Emissions Tons/Yr:	0.00167
NOX - Oxides of Nitrogen Tons/Yr:	6.1900000000000002E-3
SOX - Oxides of Sulphur Tons/Yr:	3.9499999999999998E-5
Particulate Matter Tons/Yr:	2.1870000000000001E-3
Part. Matter 10 Micrometers and Smllr Tons/Yr:	2.1137999999999999E-3

A17 **ELITE FORD BODY SHOP** **RCRA-SQG 1006805563**
127 W SAN BERNARDINO RD **FINDS CAR000129262**
< 1/8 **COVINA, CA 91723** **ECHO**
1 ft.

Site 17 of 20 in cluster A

Relative: Higher

Actual: 556 ft.

RCRA-SQG:

Date form received by agency:	10/10/2002
Facility name:	ELITE FORD BODY SHOP
Facility address:	127 W SAN BERNARDINO RD COVINA, CA 91723
EPA ID:	CAR000129262
Mailing address:	P O BOX 4429 COVINA, CA 91723
Contact:	DONNA GRAHAM
Contact address:	P O BOX 4429 COVINA, CA 91723
Contact country:	US
Contact telephone:	626-339-6291
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	I M I INVESTMENTS INC
Owner/operator address:	127 W SAN BERNARDINO RD COVINA, CA 91723
Owner/operator country:	Not reported
Owner/operator telephone:	626-339-6291
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

ELITE FORD BODY SHOP (Continued) **1006805563**

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

. Waste code: D005
. Waste name: BARIUM

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

ELITE FORD BODY SHOP (Continued) **1006805563**

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found

FINDS:

Registry ID: 110013357704

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1006805563
Registry ID: 110013357704
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110013357704

B18 **LOT 2 TRACT 62309** **CIWQS** **S121652209**
615 N 3RD ST **N/A**
< 1/8 **COVINA, CA 92705**
0.001 mi.
3 ft. **Site 1 of 5 in cluster B**

Relative: **Lower**
Actual: **551 ft.**

CIWQS:
Agency: City Ventures Homebuilding Inc
Agency Address: 3121 Michelson Dr Suite 150, Irvine, CA 92612
Place/Project Type: Construction - Residential
SIC/NAICS: Not reported
Region: 4
Program: CONSTW
Regulatory Measure Status: Terminated
Regulatory Measure Type: Storm water construction
Order Number: 2009-0009-DWQ
WDID: 4 19C359805
NPDES Number: CAS000002
Adoption Date: Not reported
Effective Date: 11/01/2010
Termination Date: 08/02/2012
Expiration/Review Date: Not reported
Design Flow: Not reported
Major/Minor: Not reported
Complexity: Not reported
TTWQ: Not reported

LOT 2 TRACT 62309 (Continued) **S121652209**

Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	34.09179
Longitude:	-117.89295

B19 **VINTAGE WALK** **CIWQS** **S121689317**
555 TO 615 N 3RD ST **N/A**
< 1/8 **COVINA, CA 91723**
0.001 mi.
3 ft. **Site 2 of 5 in cluster B**

Relative: **Lower**
Actual: **551 ft.**

CIWQS:

Agency:	Elizabeth Toula Zone Clayton et al
Agency Address:	555 N 3rd Ave, Covina, CA 91723
Place/Project Type:	Construction - Residential
SIC/NAICS:	Not reported
Region:	4
Program:	CONSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water construction
Order Number:	99-08DW
WDID:	4 19C332939
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	03/18/2005
Termination Date:	05/06/2008
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	Not reported
Longitude:	Not reported

B20 **FITTINGS THAT FIT** **LOS ANGELES CO. HMS** **S104828034**
615 N 3RD AVE **N/A**
< 1/8 **COVINA, CA 91723**
0.001 mi.
3 ft. **Site 3 of 5 in cluster B**

Relative: **Lower**
Actual: **551 ft.**

LOS ANGELES CO. HMS:

Region:	LA
Permit Category:	Not reported
Facility Id:	025593-035063
Facility Type:	Not reported
Facility Status:	OPEN
Area:	6B
Permit Number:	Not reported
Permit Status:	Not reported

C21
East
< 1/8
0.002 mi.
13 ft.

TULVING CHEVRON SERVICE
503 N CITRUS
COVINA, CA 91722

EDR Hist Auto | **1008995233** | **N/A**

Site 1 of 5 in cluster C

Relative:
Higher

EDR Hist Auto

Actual:
559 ft.

Year:	Name:	Type:
1955	FREET DAVE CHEVRON SERVICE	Not reported
1956	TULVING CHEVRON SERVICE	Not reported

B22
WNW
< 1/8
0.010 mi.
51 ft.

REVERE EXTRUDERS INC
600 NORTH THIRD AVE
COVINA, CA 91722

HIST UST | **S118414596** | **N/A**

Site 4 of 5 in cluster B

Relative:
Lower

Actual:
551 ft.

HIST UST:

File Number:	000285E4
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000285E4.pdf
Region:	Not reported
Facility ID:	Not reported
Facility Type:	Not reported
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	Not reported
Owner Name:	Not reported
Owner Address:	Not reported
Owner City,St,Zip:	Not reported
Total Tanks:	Not reported
Tank Num:	Not reported
Container Num:	Not reported
Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

Click here for Geo Tracker PDF:

B23
WNW
< 1/8
0.010 mi.
51 ft.

REVERE EXTRUDERS INC
600 NORTH THIRD AVE
COVINA, CA 91722

RCRA-SQG | **1000214681**
SWEEPS UST | **CAD062091079**
HIST UST
CA FID UST
LOS ANGELES CO. HMS

Site 5 of 5 in cluster B

Relative:
Lower

Actual:
551 ft.

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	REVERE EXTRUDERS INC
Facility address:	600 NORTH THIRD AVE COVINA, CA 91722
EPA ID:	CAD062091079
Mailing address:	PO BOX 1257 COVINA, CA 91722
Contact:	Not reported

REVERE EXTRUDERS INC (Continued) **1000214681**

Contact address: Not reported
Not reported
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: REVERE EXTRUDERS INC
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

REVERE EXTRUDERS INC (Continued) **1000214681**

Historical Generators:
Date form received by agency: 08/19/1980
Site name: REVERE EXTRUDERS INC
Classification: Large Quantity Generator

Violation Status: No violations found

SWEEPS UST:
Status: Active
Comp Number: 9775
Number: 9
Board Of Equalization: Not reported
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

HIST UST:
File Number: Not reported
URL: Not reported
Region: STATE
Facility ID: 00000017049
Facility Type: Other
Other Type: ALUMINUM ANODIZING
Contact Name: RAY SHOEMAKER
Telephone: 8189674381
Owner Name: W. W. TOUGHSTONE TRUST
Owner Address: 2345 WEST 17TH ST.
Owner City,St,Zip: LONG BEACH, CA 90813
Total Tanks: 0003

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: 2
Year Installed: Not reported
Tank Capacity: 00000000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: Not reported
Leak Detection: None

REVERE EXTRUDERS INC (Continued) **1000214681**

Tank Num: 003
Container Num: U.L.H74471
Year Installed: 1977
Tank Capacity: 00012000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: 1/4
Leak Detection: Stock Inventor

CA FID UST:
Facility ID: 19054863
Regulated By: UTNKA
Regulated ID: 00017049
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 8180000000
Mail To: Not reported
Mailing Address: BOX
Mailing Address 2: Not reported
Mailing City,St,Zip: COVINA
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

LOS ANGELES CO. HMS:
Region: LA
Permit Category: T
Facility Id: 009928-009775
Facility Type: 0
Facility Status: Removed
Area: 6B
Permit Number: 00001071T
Permit Status: Removed

24
NNW
< 1/8
0.014 mi.
75 ft.

Relative:
Higher

Actual:
555 ft.

COVINA AUTO BODY **RCRA-SQG 1000255639**
559 N CITRUS **FINDS CAD982050627**
COVINA, CA 91723 **ECHO**
EMI
HAZNET
LOS ANGELES CO. HMS

RCRA-SQG:
Date form received by agency: 10/19/1987
Facility name: COVINA AUTO BODY
Facility address: 559 N CITRUS
COVINA, CA 91723
EPA ID: CAD982050627
Contact: ENVIRONMENTAL MANAGER
Contact address: 559 N CITRUS
COVINA, CA 91723
Contact country: US
Contact telephone: 818-967-2815
Contact email: Not reported

COVINA AUTO BODY (Continued) **1000255639**

EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: VIC KOROGHLIAN
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002789028

COVINA AUTO BODY (Continued) **1000255639**

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000255639
Registry ID:	110002789028
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002789028

EMI:

Year:	1990
County Code:	19
Air Basin:	SC
Facility ID:	55291
Air District Name:	SC
SIC Code:	7538
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

HAZNET:

Facility Name:	COVINA AUTO BODY
envid:	1000255639
Year:	2000
GEPAID:	CAD982050627
Contact:	NANCY KOROGHLIAN/
Telephone:	6269672815
Mailing Name:	Not reported
Mailing Address:	146 E FRONT ST
Mailing City,St,Zip:	COVINA, CA 917230000
Gen County:	Not reported
TSD EPA ID:	CAD008302903
TSD County:	Not reported
Waste Category:	Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method:	Recycler
Tons:	0.22
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid: 1000255639

COVINA AUTO BODY (Continued) **1000255639**

Year:	1999
GEPAID:	CAD982050627
Contact:	VARTAN KOROGHLIAN
Telephone:	6269672815
Mailing Name:	Not reported
Mailing Address:	146 E FRONT ST
Mailing City,St,Zip:	COVINA, CA 917230000
Gen County:	Not reported
TSD EPA ID:	CAD008252405
TSD County:	Not reported
Waste Category:	Unspecified solvent mixture
Disposal Method:	Recycler
Tons:	.0667
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1000255639
Year:	1999
GEPAID:	CAD982050627
Contact:	VARTAN KOROGHLIAN
Telephone:	6269672815
Mailing Name:	Not reported
Mailing Address:	146 E FRONT ST
Mailing City,St,Zip:	COVINA, CA 917230000
Gen County:	Not reported
TSD EPA ID:	CAT080033681
TSD County:	Not reported
Waste Category:	Other organic solids
Disposal Method:	Recycler
Tons:	.0400
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1000255639
Year:	1998
GEPAID:	CAD982050627
Contact:	VARTAN KOROGHLIAN
Telephone:	6269672815
Mailing Name:	Not reported
Mailing Address:	146 E FRONT ST
Mailing City,St,Zip:	COVINA, CA 917230000
Gen County:	Not reported
TSD EPA ID:	CAD008252405
TSD County:	Not reported
Waste Category:	Unspecified solvent mixture
Disposal Method:	Recycler
Tons:	.3210
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1000255639
Year:	1997
GEPAID:	CAD982050627
Contact:	VARTAN KOROGHLIAN

COVINA AUTO BODY (Continued) **1000255639**

Telephone: 6269672815
Mailing Name: Not reported
Mailing Address: 146 E FRONT ST
Mailing City,St,Zip: COVINA, CA 917230000
Gen County: Not reported
TSD EPA ID: CAT000613893
TSD County: Not reported
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Tons: .3600
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

Click this hyperlink while viewing on your computer to access
7 additional CA_HAZNET: record(s) in the EDR Site Report.

LOS ANGELES CO. HMS:
Region: LA
Permit Category: Not reported
Facility Id: 021272-030109
Facility Type: Not reported
Facility Status: OPEN
Area: 6B
Permit Number: Not reported
Permit Status: Not reported

D25 **COVINA REDEVELOPMENT AGENCY** **UST** **U004049619**
NE **547 N CITRUS AVE** **N/A**
< 1/8 **COVINA, CA 91723**
0.021 mi.
111 ft. **Site 1 of 3 in cluster D**

Relative: Higher
Actual: 558 ft.

UST:
Facility ID: 35771
Permitting Agency: LOS ANGELES COUNTY
Latitude: 34.092667
Longitude: -117.889307

D26 **TRANSMISSION HOUSE THE** **RCRA-SQG** **1000595130**
NNE **569 N CITRUS AVE** **FINDS** **CAD983590233**
< 1/8 **COVINA, CA 91723** **ECHO**
0.026 mi. **HAZNET**
135 ft. **Site 2 of 3 in cluster D** **LOS ANGELES CO. HMS**

Relative: Higher
Actual: 559 ft.

RCRA-SQG:
Date form received by agency: 07/15/1994
Facility name: TRANSMISSION HOUSE THE
Facility address: 569 N CITRUS AVE
COVINA, CA 91723
EPA ID: CAD983590233
Contact: CHRISTOPHER J HELMUTH
Contact address: 569 N CITRUS AVE
COVINA, CA 91723
Contact country: US
Contact telephone: 818-966-8515

TRANSMISSION HOUSE THE (Continued) **1000595130**

Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: CHRISTOPHER J HELMUTH
Owner/operator address: 569 N CITRUS AVE
COVINA, CA 91722
Owner/operator country: Not reported
Owner/operator telephone: 818-966-8515
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

TRANSMISSION HOUSE THE (Continued) **1000595130**

Registry ID: 110002850077

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000595130
Registry ID:	110002850077
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002850077

HAZNET:

Facility Name:	TRANSMISSION HOUSE THE
envid:	1000595130
Year:	2011
GEPAID:	CAD983590233
Contact:	CHRISTOPHER J. HELMUTH
Telephone:	6269668515
Mailing Name:	Not reported
Mailing Address:	569 N CITRUS AVE
Mailing City,St,Zip:	COVINA, CA 917230000
Gen County:	Not reported
TSD EPA ID:	CAD008302903
TSD County:	Not reported
Waste Category:	Waste oil and mixed oil
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	1.824
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1000595130
Year:	2002
GEPAID:	CAD983590233
Contact:	CHRISTOPHER J. HELMUTH
Telephone:	6269668515
Mailing Name:	Not reported
Mailing Address:	569 N CITRUS AVE
Mailing City,St,Zip:	COVINA, CA 917230000
Gen County:	Not reported

TRANSMISSION HOUSE THE (Continued) **1000595130**

TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 2.71
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1000595130
Year: 1997
GEPAID: CAD983590233
Contact: CHRISTOPHER J. HELMUTH
Telephone: 6269668515
Mailing Name: Not reported
Mailing Address: 569 N CITRUS AVE
Mailing City,St,Zip: COVINA, CA 917230000
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Recycler
Tons: .4170
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1000595130
Year: 1996
GEPAID: CAD983590233
Contact: CHRISTOPHER J. HELMUTH
Telephone: 6269668515
Mailing Name: Not reported
Mailing Address: 569 N CITRUS AVE
Mailing City,St,Zip: COVINA, CA 917230000
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Oil/water separation sludge
Disposal Method: Recycler
Tons: 1.0842
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

LOS ANGELES CO. HMS:
Region: LA
Permit Category: Not reported
Facility Id: 021273-030110
Facility Type: Not reported
Facility Status: OPEN
Area: 6B
Permit Number: Not reported
Permit Status: Not reported

D27 **SIMON ENTERPRISES INC** **EDR Hist Auto** **1021923742**
NNE **569 N CITRUS AVE** **N/A**
< 1/8 **COVINA, CA 91723**
0.026 mi.
135 ft. **Site 3 of 3 in cluster D**

Relative: EDR Hist Auto
Higher

Actual: **559 ft.**

Year:	Name:	Type:
1987	SIMON ENTERPRISES INC	Auto And Home Supply Stores
1989	SIMON ENTERPRISES INC	Auto And Truck Equipment And Parts
1990	SIMON ENTERPRISES INC	Auto And Truck Equipment And Parts
1991	SIMON ENTERPRISES INC	Auto And Truck Equipment And Parts
1992	SIMON ENTERPRISES INC	Auto And Truck Equipment And Parts
1993	SIMON ENTERPRISES INC	Auto And Truck Equipment And Parts
1994	SIMON ENTERPRISES INC	Auto And Truck Equipment And Parts
1995	SIMON ENTERPRISES INC	Auto And Truck Equipment And Parts
1996	SIMON ENTERPRISES INC	Auto And Truck Equipment And Parts
1997	SIMON ENTERPRISES INC	Auto And Truck Equipment And Parts
1998	SIMON ENTERPRISES INC	Auto And Truck Equipment And Parts
1999	SIMON ENTERPRISES INC	Auto And Truck Equipment And Parts
2000	SIMON ENTERPRISES INC	Auto And Truck Equipment And Parts
2001	SIMON ENTERPRISES INC	Auto And Truck Equipment And Parts
2002	TRANSMISSION HOUSE	Auto And Truck Equipment And Parts
2003	TRANSMISSION HOUSE	Auto And Truck Equipment And Parts
2004	TRANSMISSION HOUSE	Auto And Truck Equipment And Parts
2005	TRANSMISSION HOUSE	Automotive Transmission Repair Shops
2006	TRANSMISSION HOUSE	Automotive Transmission Repair Shops
2007	TRANSMISSION HOUSE	Automotive Transmission Repair Shops
2008	TRANSMISSION HOUSE	Automotive Transmission Repair Shops
2009	TRANSMISSION HOUSE	Automotive Transmission Repair Shops
2010	TRANSMISSION HOUSE	Automotive Transmission Repair Shops
2011	TRANSMISSION HOUSE	Automotive Transmission Repair Shops
2012	TRANSMISSION HOUSE	Automotive Transmission Repair Shops
2013	TRANSMISSION HOUSE	Automotive Transmission Repair Shops
2014	TRANSMISSION HOUSE	Automotive Transmission Repair Shops

A28 **RAY ANDREWS FORD** **HIST UST** **U001569253**
SSE **116 W SAN BERNARDINO RD** **N/A**
< 1/8 **COVINA, CA 91723**
0.027 mi.
144 ft. **Site 18 of 20 in cluster A**

Relative: HIST UST:
Lower

Actual: **554 ft.**

File Number:	00027EDE
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027EDE.pdf
Region:	STATE
Facility ID:	00000050585
Facility Type:	Other
Other Type:	NEW/USED CAR DEALER
Contact Name:	Not reported
Telephone:	8183396291
Owner Name:	RAY ANDREWS FORD
Owner Address:	116 W. SAN BERNARDINO RD.
Owner City,St,Zip:	COVINA, CA 91723
Total Tanks:	0007
Tank Num:	001
Container Num:	1
Year Installed:	Not reported

RAY ANDREWS FORD (Continued) **U001569253**

Tank Capacity:	00000000
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	Visual
Tank Num:	002
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	Visual
Tank Num:	003
Container Num:	3
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	Visual
Tank Num:	004
Container Num:	4
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	10
Tank Num:	005
Container Num:	5
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	Visual
Tank Num:	006
Container Num:	6
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor
Tank Num:	007
Container Num:	7
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM

RAY ANDREWS FORD (Continued) **U001569253**

Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Click here for Geo Tracker PDF:

A29 **RAY ANDREWS FORD** **CA FID UST** **S101584349**
SSE **116 W SAN BERNARDINO RD** **N/A**
< 1/8 **COVINA, CA 91722**
0.027 mi.
144 ft. **Site 19 of 20 in cluster A**

Relative:
Lower

Actual:
554 ft.

CA FID UST:
Facility ID: 19010745
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 8183396291
Mail To: Not reported
Mailing Address: 116 W SAN BERNARDINO RD
Mailing Address 2: Not reported
Mailing City,St,Zip: COVINA 91722
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

A30 **ELITE FORD** **RCRA-SQG** **1000101998**
SSE **116 W SAN BERNARDINO RD** **UST** **CAD981446271**
< 1/8 **COVINA, CA 91723** **SWEEPS UST**
0.027 mi. **FINDS**
144 ft. **Site 20 of 20 in cluster A** **ECHO**
LOS ANGELES CO. HMS

Relative:
Lower

Actual:
554 ft.

RCRA-SQG:
Date form received by agency: 10/10/2002
Facility name: ELITE FORD
Facility address: 116 W SAN BERNARDINO RD
COVINA, CA 91723
EPA ID: CAD981446271
Mailing address: P O BOX 4429
COVINA, CA 91723
Contact: DONNA M GRAHAM
Contact address: P O BOX 4429
COVINA, CA 91723
Contact country: US
Contact telephone: 626-339-6291
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous

ELITE FORD (Continued) **1000101998**

waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	I M I INVESTMENTS INC
Owner/operator address:	NOT REQUIRED
	NOT REQUIRED, CA 99999
Owner/operator country:	Not reported
Owner/operator telephone:	999-999-9999
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED
	NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

. Waste code:	D001
. Waste name:	IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

ELITE FORD (Continued) **1000101998**

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

Violation Status: No violations found

UST:
Facility ID: 10878
Permitting Agency: LOS ANGELES COUNTY
Latitude: 34.0914201
Longitude: -117.8894567

SWEEPS UST:
Status: Not reported
Comp Number: 10878
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-010878-000001
Tank Status: Not reported
Capacity: 5000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: LEADED
Number Of Tanks: 2

Status: Not reported
Comp Number: 10878
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-010878-000002
Tank Status: Not reported
Capacity: 5000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 10878
Number: 2
Board Of Equalization: Not reported
Referral Date: 06-13-90
Action Date: 06-13-90
Created Date: 06-08-90
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-010878-000003
Tank Status: A
Capacity: 10000

ELITE FORD (Continued) **1000101998**

Active Date: 06-13-90
Tank Use: M.V. FUEL
STG: P
Content: OTHER
Number Of Tanks: 1

FINDS:

Registry ID: 110002709855

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000101998
Registry ID: 110002709855
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002709855

LOS ANGELES CO. HMS:
Region: LA
Permit Category: Not reported
Facility Id: 010902-038149
Facility Type: Not reported
Facility Status: OPEN
Area: 6B
Permit Number: Not reported
Permit Status: Not reported

Region: LA
Permit Category: T
Facility Id: 010902-010878
Facility Type: 0
Facility Status: Closed
Area: 6B
Permit Number: 00005882T
Permit Status: Closed

C31 **BUXBANK CLEANERS & TAILORS** **EDR Hist Cleaner** **1009142147**
ESE **116 E SAN BERNARDINO RD** **N/A**
< 1/8 **SAN FERNANDO VALLEY, CA**
0.038 mi.
202 ft. **Site 2 of 5 in cluster C**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
561 ft. 1930 BUXBANK CLEANERS & TAILORS CLOTHES PRESSERS AND CLEANERS

C32 **STEVENSON WM** **EDR Hist Cleaner** **1009142410**
ESE **116 E SAN BERNARDINO RD** **N/A**
< 1/8 **BURBANK, CA**
0.038 mi.
202 ft. **Site 3 of 5 in cluster C**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
561 ft. 1937 STEVENSON WM CLOTHES PRESSERS AND CLEANERS

C33 **BURBANK CLEANERS & TAILORS** **EDR Hist Cleaner** **1009143123**
ESE **116 E SAN BERNARDINO RD** **N/A**
< 1/8 **SAN FERNANDO VALLEY, CA**
0.038 mi.
202 ft. **Site 4 of 5 in cluster C**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
561 ft. 1926 BURBANK CLEANERS & TAILORS CLEANERS AND DYERS

C34 **FERST JACOB** **EDR Hist Cleaner** **1009142233**
ESE **119 E SAN BERNARDINO RD** **N/A**
< 1/8 **SAN FERNANDO VALLEY, CA**
0.041 mi.
214 ft. **Site 5 of 5 in cluster C**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
561 ft. 1926 FERST JACOB CLEANERS AND DYERS
1930 FERST JACOB CLOTHES PRESSERS AND CLEANERS

E35 **CONLIN'S BOB TIRE SERVICE** **EDR Hist Auto** **1008995228**
SSE **401 N CITRUS** **N/A**
< 1/8 **COVINA, CA 91722**
0.065 mi.
345 ft. **Site 1 of 8 in cluster E**

Relative: EDR Hist Auto
Higher

Actual: Year: Name: Type:
555 ft. 1955 CONLONJ'S BOB TIRE SERVICE Not reported
1956 CONLON'S BOB TIRE SERVICE Not reported
1959 CONLIN'S BOB TIRE SERVICE Not reported
1969 DUMFORD HAROLD Gasoline Service Stations
1970 DUMFORD HAROLD Gasoline Service Stations
1972 DUMFORD UNION SERVICE Gasoline Service Stations
1973 DUMFORD UNION SERVICE Gasoline Service Stations
1974 DUMFORD UNION SERVICE Gasoline Service Stations
1975 DUMFORD UNION SERVICE Gasoline Service Stations
1976 DUMFORD UNION SERVICE Gasoline Service Stations
1977 DUMFORD UNION SERVICE Gasoline Service Stations

E36 **ELITE FORD** **UST** **U004265750**
SSE **401 N CITRUS AVE** **N/A**
< 1/8 **COVINA, CA 91723**
0.065 mi.
345 ft. **Site 2 of 8 in cluster E**

Relative: **Higher**
Actual: **555 ft.**

UST:
Facility ID: LACoFA0034985
Permitting Agency: Los Angeles County Fire Department
Latitude: 34.08932
Longitude: -117.89046

E37 **CITY OF COVINA** **UST** **U003777162**
SE **400 N CITRUS AVE** **LOS ANGELES CO. HMS** **N/A**
< 1/8 **COVINA, CA 91723**
0.066 mi.
350 ft. **Site 3 of 8 in cluster E**

Relative: **Higher**
Actual: **557 ft.**

UST:
Facility ID: 13823
Permitting Agency: LOS ANGELES COUNTY
Latitude: 34.08944
Longitude: -117.89017

LOS ANGELES CO. HMS:
Region: LA
Permit Category: T
Facility Id: 013459-013823
Facility Type: 0
Facility Status: Removed
Area: 6B
Permit Number: 00005330T
Permit Status: Removed

Region: LA
Permit Category: Not reported
Facility Id: 013459-040488
Facility Type: Not reported
Facility Status: OPEN
Area: 6B
Permit Number: Not reported
Permit Status: Not reported

E38 **CITY OF COVINA FIRE STATION 1** **SWEEPS UST** **U001569244**
SE **400 N CITRUS AVE** **HIST UST** **N/A**
< 1/8 **COVINA, CA 91723**
0.066 mi.
350 ft. **Site 4 of 8 in cluster E**

Relative: **Higher**
Actual: **557 ft.**

SWEEPS UST:
Status: Active
Comp Number: 13823
Number: 9
Board Of Equalization: 44-010249
Referral Date: 09-26-90
Action Date: 09-26-90
Created Date: 06-30-89
Owner Tank Id: UL-02

CITY OF COVINA FIRE STATION 1 (Continued) **U001569244**

SWRCB Tank Id: 19-000-013823-000001
Tank Status: A
Capacity: 15000
Active Date: 09-26-90
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: 2

Status: Active
Comp Number: 13823
Number: 9
Board Of Equalization: 44-010249
Referral Date: 09-26-90
Action Date: 09-26-90
Created Date: 06-30-89
Owner Tank Id: D-02
SWRCB Tank Id: 19-000-013823-000002
Tank Status: A
Capacity: 3000
Active Date: 09-26-90
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: Not reported

HIST UST:
File Number: 00026FC9
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026FC9.pdf
Region: STATE
Facility ID: 00000021096
Facility Type: Other
Other Type: PUBLIC AGENCY
Contact Name: CARL R. JOHNSON
Telephone: 8189676464
Owner Name: CITY OF COVINA
Owner Address: 125 E. COLLEGE STREET
Owner City,St,Zip: COVINA, CA 91723
Total Tanks: 0002

Tank Num: 001
Container Num: I-2
Year Installed: 1975
Tank Capacity: 00015000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: I-3
Year Installed: 1975
Tank Capacity: 00003000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

CITY OF COVINA FIRE STATION 1 (Continued) **U001569244**

Click here for Geo Tracker PDF:

E39 **CITY OF COVINA FIRE STA. #1** **LUST** **S101296006**
SE **400 CITRUS AVE N** **HIST CORTESE** **N/A**
< 1/8 **COVINA, CA 91723**
0.069 mi.
362 ft. **Site 5 of 8 in cluster E**

Relative:
Higher

Actual:
557 ft.

LUST:

Lead Agency:	LOS ANGELES COUNTY
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603704104
Global Id:	T0603704104
Latitude:	34.0893291
Longitude:	-117.8899633
Status:	Completed - Case Closed
Status Date:	12/21/1992
Case Worker:	JOA
RB Case Number:	I-13823
Local Agency:	LOS ANGELES COUNTY
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603704104
Contact Type:	Local Agency Caseworker
Contact Name:	JOHN AWUJO
Organization Name:	LOS ANGELES COUNTY
Address:	900 S FREMONT AVE
City:	ALHAMBRA
Email:	jawujo@dpw.lacounty.gov
Phone Number:	6264583507

Global Id:	T0603704104
Contact Type:	Regional Board Caseworker
Contact Name:	YUE RONG
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4TH ST., SUITE 200
City:	Los Angeles
Email:	yrong@waterboards.ca.gov
Phone Number:	Not reported

LUST:

Global Id:	T0603704104
Action Type:	Other
Date:	10/29/1990
Action:	Leak Reported

Global Id:	T0603704104
Action Type:	Other
Date:	10/17/1990
Action:	Leak Discovery

Global Id:	T0603704104
Action Type:	Other

CITY OF COVINA FIRE STA. #1 (Continued) **S101296006**

Date: 10/17/1990
Action: Leak Stopped

LUST:
Global Id: T0603704104
Status: Completed - Case Closed
Status Date: 12/21/1992

Global Id: T0603704104
Status: Open - Case Begin Date
Status Date: 08/02/1990

Global Id: T0603704104
Status: Open - Site Assessment
Status Date: 08/02/1990

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: I-13823
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603704104
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: ORANGE ST.
Enforcement Type: 222
Date Leak Discovered: 10/17/1990
Date Leak First Reported: 10/29/1990
Date Leak Record Entered: 12/5/1990
Date Confirmation Began: Not reported
Date Leak Stopped: 10/17/1990
Date Case Last Changed on Database: 6/30/1992
Date the Case was Closed: 12/21/1992
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: GIDEON, MIKE
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 2963.221791835839704276386059l
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 8/2/1990
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported

CITY OF COVINA FIRE STA. #1 (Continued) **S101296006**

Enforcement Action Date:	1/1/1965
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	CITY OF COVINA
RP Address:	125 COLLEGE ST., E., COVINA, 91723
Program:	LUST
Lat/Long:	34.0893291 / -1
Local Agency Staff:	Not reported
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	OLD CASE #120690-13

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	I-13823

E40 **SUPERIOR SUPER SERVICE STATION** **EDR Hist Auto** **1009048944**
SE **101 W ORANGE ST** **N/A**
< 1/8 **COMPTON, CA**
0.076 mi.
399 ft. **Site 6 of 8 in cluster E**

Relative: EDR Hist Auto
Higher

Actual: Year: Name: Type:
556 ft. 1931 SUPERIOR SUPER SERVICE STATION SERVICE STATIONS

F41 **LOVEJOY GARAGE** **EDR Hist Auto** **1009018875**
East **148-150 E SAN BERNARDINO RD** **N/A**
< 1/8 **SAN FERNANDO VALLEY, CA**
0.082 mi.
433 ft. **Site 1 of 5 in cluster F**

Relative: EDR Hist Auto
Higher

Actual: Year: Name: Type:
563 ft. 1926 LOVEJOY GARAGE AUTOMOBILE REPAIRING
1926 LOVEJOY GARAGE AUTO SERVICE STATIONS

F42 **PATTERSON R C MOTOR SALES** **EDR Hist Auto** **1009017788**
East **150 E SAN BERNARDINO RD** **N/A**
< 1/8 **SAN FERNANDO VALLEY, CA**
0.084 mi.
445 ft. **Site 2 of 5 in cluster F**

Relative: EDR Hist Auto
Higher

Actual: Year: Name: Type:
564 ft. 1930 PATTERSON R C MOTOR SALES AUTOMOBILE REPAIRING

---

43 **MAACO AUTO PAINTING** **RCRA-SQG** **1000686070**
NE **576 N CITRUS AVE UNIT A** **FINDS** **CAD983632597**
< 1/8 **COVINA, CA 91723** **ECHO**
0.090 mi. **HAZNET**
477 ft.

Relative: RCRA-SQG:
Higher
Date form received by agency: 04/21/1992
Actual: Facility name: MAACO AUTO PAINTING
563 ft. Facility address: 576 N CITRUS AVE UNIT A
COVINA, CA 91723
EPA ID: CAD983632597
Mailing address: N CITRUS AVE UNIT A
COVINA, CA 91723
Contact: KYEE YEO
Contact address: 576 N CITRUS AVE UNIT A
COVINA, CA 91723
Contact country: US
Contact telephone: 818-967-7699
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: KYEE YEO
Owner/operator address: 576 N CITRUS UNIT A
COVINA, CA 91723
Owner/operator country: Not reported
Owner/operator telephone: 818-967-7699
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No

MAACO AUTO PAINTING (Continued) **1000686070**

Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002873971

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000686070
Registry ID: 110002873971
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002873971

HAZNET:
Facility Name: MAACO AUTO PAINTING
envid: 1000686070
Year: 1993
GEPAID: CAD983632597
Contact: KYEE WAN YEO
Telephone: 8189677699
Mailing Name: Not reported
Mailing Address: 576-A N CITRUS AVE
Mailing City,St,Zip: COVINA, CA 917230000
Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported
Waste Category: Unspecified solvent mixture
Disposal Method: Recycler
Tons: 1.476
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

F44 ENE < 1/8 0.092 mi. 488 ft. — **KARRES SPORT CAR BODY, INC**
146 E FRONT ST
COVINA, CA 91723
Site 3 of 5 in cluster F

Databases: **RCRA-SQG, FINDS, ECHO, EMI, HAZNET**

EDR ID Number: **1000356419**
EPA ID Number: **CAD981446867**

Relative: Higher
Actual: 565 ft.

RCRA-SQG:

Date form received by agency:	03/24/1986
Facility name:	KARRES SPORT CAR BODY, INC
Facility address:	146 E FRONT ST COVINA, CA 91723
EPA ID:	CAD981446867
Contact:	ENVIRONMENTAL MANAGER
Contact address:	146 E FRONT ST COVINA, CA 91723
Contact country:	US
Contact telephone:	818-331-2390
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	POKORSKI & FLATMOE
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No

KARRES SPORT CAR BODY, INC (Continued) **1000356419**

Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

FINDS:

Registry ID: 110002425466

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000356419
Registry ID:	110002425466
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002425466

EMI:

Year:	1987
County Code:	19
Air Basin:	SC
Facility ID:	41440
Air District Name:	SC
SIC Code:	7538
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	4
Reactive Organic Gases Tons/Yr:	4
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1990
County Code:	19
Air Basin:	SC
Facility ID:	41440

KARRES SPORT CAR BODY, INC (Continued) **1000356419**

Air District Name:	SC
SIC Code:	7538
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1993
County Code:	19
Air Basin:	SC
Facility ID:	41440
Air District Name:	SC
SIC Code:	7538
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1995
County Code:	19
Air Basin:	SC
Facility ID:	41440
Air District Name:	SC
SIC Code:	7538
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1996
County Code:	19
Air Basin:	SC
Facility ID:	41440
Air District Name:	SC
SIC Code:	7538
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1

KARRES SPORT CAR BODY, INC (Continued) **1000356419**

Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

HAZNET:

Facility Name:	KARRES SPORT CAR BODY, INC
envid:	1000356419
Year:	1999
GEPAID:	CAD981446867
Contact:	AUTO CRAFT OF COVINA A CORP
Telephone:	6263312390
Mailing Name:	Not reported
Mailing Address:	146 E FRONT ST
Mailing City,St,Zip:	COVINA, CA 917231611
Gen County:	Not reported
TSD EPA ID:	CAD008252405
TSD County:	Not reported
Waste Category:	Unspecified solvent mixture
Disposal Method:	Recycler
Tons:	.1459
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1000356419
Year:	1999
GEPAID:	CAD981446867
Contact:	AUTO CRAFT OF COVINA A CORP
Telephone:	6263312390
Mailing Name:	Not reported
Mailing Address:	146 E FRONT ST
Mailing City,St,Zip:	COVINA, CA 917231611
Gen County:	Not reported
TSD EPA ID:	CAD008252405
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues 10 percent or more
Disposal Method:	Recycler
Tons:	.2376
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1000356419
Year:	1997
GEPAID:	CAD981446867
Contact:	AUTO CRAFT OF COVINA A CORP
Telephone:	6263312390
Mailing Name:	Not reported
Mailing Address:	146 E FRONT ST
Mailing City,St,Zip:	COVINA, CA 917231611
Gen County:	Not reported
TSD EPA ID:	CAD008252405
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues 10 percent or more

KARRES SPORT CAR BODY, INC (Continued) **1000356419**

Disposal Method:	Recycler
Tons:	.0667
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	1000356419
Year:	1996
GEPAID:	CAD981446867
Contact:	AUTO CRAFT OF COVINA A CORP
Telephone:	6263312390
Mailing Name:	Not reported
Mailing Address:	146 E FRONT ST
Mailing City,St,Zip:	COVINA, CA 917231611
Gen County:	Not reported
TSD EPA ID:	CAD008252405
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues 10 percent or more
Disposal Method:	Recycler
Tons:	.1334
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	1000356419
Year:	1995
GEPAID:	CAD981446867
Contact:	AUTO CRAFT OF COVINA A CORP
Telephone:	6263312390
Mailing Name:	Not reported
Mailing Address:	146 E FRONT ST
Mailing City,St,Zip:	COVINA, CA 917231611
Gen County:	Not reported
TSD EPA ID:	CAD008252405
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues 10 percent or more
Disposal Method:	Recycler
Tons:	.0667
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

Click this hyperlink while viewing on your computer to access
2 additional CA_HAZNET: record(s) in the EDR Site Report.

G45 **SO CAL GAS/COVINA MGP** **EDR MGP** **1008407669**
NW **222 WEST EDNA PLACE** **N/A**
< 1/8 **COVINA, CA 91723**
0.100 mi.
529 ft. **Site 1 of 2 in cluster G**

Relative: Manufactured Gas Plants:
Lower
No additional information available

Actual:
551 ft.

G46 **SO CAL GAS/COVINA MGP (EDNA PARK)** **ENVIROSTOR** **S106568226**
NW **222 WEST EDNA PLACE** **VCP** **N/A**
< 1/8 **COVINA, CA 91723**
0.100 mi.
529 ft. **Site 2 of 2 in cluster G**

Relative: **Lower**

Actual: **551 ft.**

ENVIROSTOR:

Facility ID:	19490224
Status:	Certified
Status Date:	06/14/1994
Site Code:	300311
Site Type:	Voluntary Cleanup
Site Type Detailed:	Voluntary Cleanup
Acres:	1
NPL:	NO
Regulatory Agencies:	DTSC
Lead Agency:	DTSC
Program Manager:	Not reported
Supervisor:	Hamid Saebfar
Division Branch:	Cleanup Chatsworth
Assembly:	48
Senate:	22
Special Program:	Voluntary Cleanup Program
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Responsible Party
Latitude:	34.0925
Longitude:	-117.8933
APN:	8431-012-900
Past Use:	MANUFACTURED GAS PLANT
Potential COC:	* ORGANIC MONOMER WASTE, INCLUDING UNREACTED RESINS * OTHER ORGANIC SOLIDS * CONTAMINATED SOIL * UNSPECIFIED SLUDGE WASTE * POLYMERIC RESIN WASTE * UNSPECIFIED ORGANIC LIQUID MIXTURE * SULFUR SLUDGE Arsenic Lead Cyanide (free
Confirmed COC:	NONE SPECIFIED
Potential Description:	SOIL, SV
Alias Name:	COVINA MANUFACTURED GAS PLANT
Alias Type:	Alternate Name
Alias Name:	COVINA TOWNE GAS PLANT
Alias Type:	Alternate Name
Alias Name:	COVINA VALLEY GAS COMAPNY
Alias Type:	Alternate Name
Alias Name:	EDNA PARK
Alias Type:	Alternate Name
Alias Name:	SOUTHERN CALIFORNIA GAS
Alias Type:	Alternate Name
Alias Name:	SOUTHERN CALIFORNIA GAS COMPANY
Alias Type:	Alternate Name
Alias Name:	SOUTHERN CALIFORNIA GAS-COVINA MPG
Alias Type:	Alternate Name
Alias Name:	SOUTHERN CALIFORNIA GAS-COVINA PLANT
Alias Type:	Alternate Name
Alias Name:	SOUTHERN COUNTIES GAS COMPANY
Alias Type:	Alternate Name
Alias Name:	8431-012-900
Alias Type:	APN
Alias Name:	110033609511
Alias Type:	EPA (FRS #)
Alias Name:	300311

SO CAL GAS/COVINA MGP (EDNA PARK) (Continued) **S106568226**

Alias Type: Project Code (Site Code)
Alias Name: 19490224
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 01/27/1994
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 01/10/1994
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 02/08/1994
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 02/25/1994
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 02/24/1994
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Participation Plan / Community Relations Plan
Completed Date: 02/03/1994
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 07/07/1992
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 02/04/1994
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 06/01/1994
Comments: The Department provided oversight of the remediation undertaken by

SO CAL GAS/COVINA MGP (EDNA PARK) (Continued) **S106568226**

the Southern California Gas Company. Activities included excavation of 6,100 tons (271 truck- loads) of soil contaminated from former manufactured gas plant operations. Sampling verified the achievment of cleanup goals. Clean imported soil was backfilled and compacted. Excavated soil was recycled by thermal treatment for use elsewhere. Activities were initiated on November 29, 1993 and excavation and backfilling were completed March 11, 1994.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Remedial or Removal Design
Completed Date: 09/30/1993
Comments: The Department approved the Removal Action Implementation and Design Plan for the Covina Manufactured Gas Plant site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 07/08/1992
Comments: The Dept completed review of PEA and recommended further action.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 04/03/1992
Comments: Covina’s Plant was built in 1904 by the Covina Valley Gas Company. It was purchased by Southern Conties Gas Co in 1911. By 1929 the plant had been dismantled. In 1958, the City of Covina acquired the site, which is today known as Edna Park and currently used as a public recreational Park. On the site the companies produced "manufactured gas" made from coal and oil. The byproducts from this operation were tars, oils, sludges, lampblack, etc which were sold for various industrial uses. Some of these byproduct residues have been found in soils at former towne gas plant sites. Out of these polycyclic aromatic hydrocarbons (PAH) are hazardous. Also, on sampling, elevated levels of PAH, heavy metals such as lead and arsenic, and cyanides were found at the site. A PEA is required at the site to determine, if any emergency removal action is requied to reduce the potential threat to public health and the environment. The dept received a notice of intent dated March 29, 1992 to initiate a PEA.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 06/14/1994
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * CEQA
Completed Date: 10/15/1993
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Order
Completed Date: 06/11/1993

SO CAL GAS/COVINA MGP (EDNA PARK) (Continued) **S106568226**

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: No Further Action Letter
Completed Date: 01/10/1994
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

VCP:
Facility ID: 19490224
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1
National Priorities List: NO
Cleanup Oversight Agencies: DTSC
Lead Agency: DTSC
Lead Agency Description: * DTSC
Project Manager: Not reported
Supervisor: Hamid Saebfar
Division Branch: Cleanup Chatsworth
Site Code: 300311
Assembly: 48
Senate: 22
Special Programs Code: Voluntary Cleanup Program
Status: Certified
Status Date: 06/14/1994
Restricted Use: NO
Funding: Responsible Party
Lat/Long: 34.0925 / -117.8933
APN: 8431-012-900
Past Use: MANUFACTURED GAS PLANT
Potential COC: 10062, 10064, 10097, 10197, 20015, 20017, 20027, 30001, 30013, 30160
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL, SV
Alias Name: COVINA MANUFACTURED GAS PLANT
Alias Type: Alternate Name
Alias Name: COVINA TOWNE GAS PLANT
Alias Type: Alternate Name
Alias Name: COVINA VALLEY GAS COMAPNY
Alias Type: Alternate Name
Alias Name: EDNA PARK
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS COMPANY
Alias Type: Alternate Name

SO CAL GAS/COVINA MGP (EDNA PARK) (Continued) **S106568226**

Alias Name: SOUTHERN CALIFORNIA GAS-COVINA MPG
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS-COVINA PLANT
Alias Type: Alternate Name
Alias Name: SOUTHERN COUNTIES GAS COMPANY
Alias Type: Alternate Name
Alias Name: 8431-012-900
Alias Type: APN
Alias Name: 110033609511
Alias Type: EPA (FRS #)
Alias Name: 300311
Alias Type: Project Code (Site Code)
Alias Name: 19490224
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 01/27/1994
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 01/10/1994
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 02/08/1994
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 02/25/1994
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 02/24/1994
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Participation Plan / Community Relations Plan
Completed Date: 02/03/1994
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 07/07/1992
Comments: Not reported

SO CAL GAS/COVINA MGP (EDNA PARK) (Continued) **S106568226**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 02/04/1994
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 06/01/1994
Comments: The Department provided oversight of the remediation undertaken by the Southern California Gas Company. Activities included excavation of 6,100 tons (271 truck- loads) of soil contaminated from former manufactured gas plant operations. Sampling verified the achievment of cleanup goals. Clean imported soil was backfilled and compacted. Excavated soil was recycled by thermal treatment for use elsewhere. Activities were initiated on November 29, 1993 and excavation and backfilling were completed March 11, 1994.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Remedial or Removal Design
Completed Date: 09/30/1993
Comments: The Department approved the Removal Action Implementation and Design Plan for the Covina Manufactured Gas Plant site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 07/08/1992
Comments: The Dept completed review of PEA and recommended further action.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 04/03/1992
Comments: Covina’s Plant was built in 1904 by the Covina Valley Gas Company. It was purchased by Southern Conties Gas Co in 1911. By 1929 the plant had been dismantled. In 1958, the City of Covina acquired the site, which is today known as Edna Park and currently used as a public recreational Park. On the site the companies produced "manufactured gas" made from coal and oil. The byproducts from this operation were tars, oils, sludges, lampblack, etc which were sold for various industrial uses. Some of these byproduct residues have been found in soils at former towne gas plant sites. Out of these polycyclic aromatic hydrocarbons (PAH) are hazardous. Also, on sampling, elevated levels of PAH, heavy metals such as lead and arsenic, and cyanides were found at the site. A PEA is required at the site to determine, if any emergency removal action is requied to reduce the potential threat to public health and the environment. The dept received a notice of intent dated March 29, 1992 to initiate a PEA.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 06/14/1994
Comments: Not reported

SO CAL GAS/COVINA MGP (EDNA PARK) (Continued) **S106568226**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	* CEQA
Completed Date:	10/15/1993
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	* Order
Completed Date:	06/11/1993
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	No Further Action Letter
Completed Date:	01/10/1994
Comments:	Not reported

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

F47 **MARKS MCM AUTOMOTIVE** **EDR Hist Auto** **1008995231**
East **173 E SN BERNRDINO RD** **N/A**
< 1/8 **COVINA, CA 91723**
0.106 mi.
559 ft. **Site 4 of 5 in cluster F**

Relative: EDR Hist Auto
Higher

Actual: **565 ft.**

Year:	Name:	Type:
1955	FULLINGTON FRED H ASSOCIATED SE	Not reported
1956	ASSOCIATED SERVICE STATIONS	Not reported
1969	NEWBOLD BUD	Gasoline Service Stations
1970	NEWBOLD BUD	Gasoline Service Stations
1971	NEWBOLD BUD	Gasoline Service Stations
1972	NEWBOLD MERWYN R	Gasoline Service Stations
1973	NEWBOLD MERWYN R	Gasoline Service Stations
1974	NEWBOLD MERWYN R	Gasoline Service Stations
1975	NEWBOLD MERWYN R	Gasoline Service Stations
1976	MOLENGRAPH MUFFLER	Automotive Repair Shops, NEC
1976	NEWBOLD MERWYN R	Gasoline Service Stations
1977	MOLENGRAPH MUFFLER	Automotive Repair Shops, NEC
1978	MOLENGRAPH MUFFLER	Automotive Repair Shops, NEC
1978	NEWBOLD MERWYN R	Gasoline Service Stations
1979	NEWBOLD MERWYN R	Gasoline Service Stations
1979	MOLENGRAPH MUFFLER	Automotive Repair Shops, NEC
1980	NEWBOLD MERWYN R	Gasoline Service Stations
1980	MOLENGRAPH MUFFLER	Automotive Repair Shops, NEC
1982	NEWBOLD MERWYN R	Gasoline Service Stations
1982	MOLENGRAPH MUFFLER	Automotive Repair Shops, NEC
1983	MOLENGRAPH MUFFLER	Automotive Repair Shops, NEC

MARKS MCM AUTOMOTIVE (Continued) **1008995231**

1983	NEWBOLD MERWYN R	Gasoline Service Stations
1985	MOLENGRAPH MUFFLER	Automotive Repair Shops, NEC
1986	VINCES AUTOMOTIVE	General Automotive Repair Shops
1986	MOLENGRAPH MUFFLER	Automotive Repair Shops, NEC
1987	VINCES AUTOMOTIVE	General Automotive Repair Shops
1987	MOLENGRAPH MUFFLER	Automotive Repair Shops, NEC
1988	MOLENGRAPH MUFFLER	Automotive Repair Shops, NEC
1988	VINCES AUTOMOTIVE	General Automotive Repair Shops
1989	MOTOR CAR MAGIC	General Automotive Repair Shops
1991	MOTOR CAR MAGIC	General Automotive Repair Shops
1992	MOTOR CAR MAGIC	General Automotive Repair Shops
1993	MOTOR CAR MAGIC	General Automotive Repair Shops
1994	MARKS MCM AUTOMOTIVE	General Automotive Repair Shops
1995	MARKS MCM AUTOMOTIVE	General Automotive Repair Shops
1996	MARKS MCM AUTOMOTIVE	General Automotive Repair Shops
1997	MARKS MCM AUTOMOTIVE	General Automotive Repair Shops
1998	MARKS MCM AUTOMOTIVE	General Automotive Repair Shops
1999	MARKS MCM AUTOMOTIVE	General Automotive Repair Shops
2000	MARKS MCM AUTOMOTIVE	General Automotive Repair Shops
2001	VINCES AUTOMOTIVE	General Automotive Repair Shops
2002	VINCES AUTOMOTIVE	General Automotive Repair Shops
2003	VINCES AUTOMOTIVE	General Automotive Repair Shops
2004	VINCES AUTOMOTIVE	General Automotive Repair Shops
2005	VINCES AUTOMOTIVE	General Automotive Repair Shops
2006	VINCES AUTOMOTIVE	General Automotive Repair Shops
2007	VINCES AUTOMOTIVE	General Automotive Repair Shops
2008	VINCES AUTOMOTIVE	General Automotive Repair Shops

H48 **CITRUS VALLEY MEDICAL CENTER ICC** **UST** **U004049177**
SSW **303 N 3RD AVE** **LOS ANGELES CO. HMS** **N/A**
< 1/8 **COVINA, CA 91723**
0.107 mi.
564 ft. **Site 1 of 7 in cluster H**

Relative:
Lower

Actual:
546 ft.

UST:

Facility ID:	14527
Permitting Agency:	LOS ANGELES COUNTY
Latitude:	34.08854
Longitude:	-117.89237

Facility ID:	LACoFA0000117
Permitting Agency:	Los Angeles County Fire Department
Latitude:	34.08858
Longitude:	-117.89241

LOS ANGELES CO. HMS:

Region:	LA
Permit Category:	T
Facility Id:	014038-014527
Facility Type:	0
Facility Status:	Permit
Area:	6B
Permit Number:	00005693T
Permit Status:	Permit

H49 **INTER-COMMUNITY MEDICAL CENTER** **HIST UST** **U001569208**
SSW **303 N 3RD AVE** **EMI** **N/A**
< 1/8 **COVINA, CA 91723**
0.107 mi.
564 ft. **Site 2 of 7 in cluster H**

Relative:
Lower

Actual:
546 ft.

HIST UST:

File Number:	00026FA6
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026FA6.pdf
Region:	STATE
Facility ID:	00000066428
Facility Type:	Other
Other Type:	MEDICAL CENTER
Contact Name:	LOREN BREWSTER
Telephone:	8183317331
Owner Name:	INTER-COMMUNITY MEDICAL CENTER
Owner Address:	303 N. ORD AVE.
Owner City,St,Zip:	COVINA, CA 91722
Total Tanks:	0002
Tank Num:	001
Container Num:	2
Year Installed:	1975
Tank Capacity:	00020000
Tank Used for:	WASTE
Type of Fuel:	4
Container Construction Thickness:	X
Leak Detection:	Pressure Test
Tank Num:	002
Container Num:	1
Year Installed:	1972
Tank Capacity:	00007500
Tank Used for:	WASTE
Type of Fuel:	4
Container Construction Thickness:	/4 2
Leak Detection:	Pressure Test

Click here for Geo Tracker PDF:

EMI:

Year:	1990
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8011
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	4
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0
Year:	1993

INTER-COMMUNITY MEDICAL CENTER (Continued) **U001569208**

County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8011
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	7
Reactive Organic Gases Tons/Yr:	6
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	4
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1
Part. Matter 10 Micrometers and Smllr Tons/Yr:	1

Year:	1995
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8011
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	7
Reactive Organic Gases Tons/Yr:	6
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	4
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1
Part. Matter 10 Micrometers and Smllr Tons/Yr:	1

Year:	1996
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8011
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	4
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1997
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8011
Air District Name:	SOUTH COAST AQMD

INTER-COMMUNITY MEDICAL CENTER (Continued) **U001569208**

Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1998
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8011
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1999
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8011
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2000
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8011
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	2

INTER-COMMUNITY MEDICAL CENTER (Continued) **U001569208**

SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Year: 2001
County Code: 19
Air Basin: SC
Facility ID: 20451
Air District Name: SC
SIC Code: 8011
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 1
Carbon Monoxide Emissions Tons/Yr: 1
NOX - Oxides of Nitrogen Tons/Yr: 2
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Year: 2006
County Code: 19
Air Basin: SC
Facility ID: 20451
Air District Name: SC
SIC Code: 8062
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1.026442285968153364
Reactive Organic Gases Tons/Yr: .669
Carbon Monoxide Emissions Tons/Yr: 2.171
NOX - Oxides of Nitrogen Tons/Yr: 2.898
SOX - Oxides of Sulphur Tons/Yr: .021
Particulate Matter Tons/Yr: .218
Part. Matter 10 Micrometers and Smllr Tons/Yr: .218

Year: 2007
County Code: 19
Air Basin: SC
Facility ID: 20451
Air District Name: SC
SIC Code: 8062
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1.026442285968153364
Reactive Organic Gases Tons/Yr: .669
Carbon Monoxide Emissions Tons/Yr: 2.171
NOX - Oxides of Nitrogen Tons/Yr: 2.898
SOX - Oxides of Sulphur Tons/Yr: .021
Particulate Matter Tons/Yr: .218
Part. Matter 10 Micrometers and Smllr Tons/Yr: .218

Year: 2008
County Code: 19

INTER-COMMUNITY MEDICAL CENTER (Continued) **U001569208**

Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8069
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1.551515407330768167
Reactive Organic Gases Tons/Yr:	.8128
Carbon Monoxide Emissions Tons/Yr:	1.91
NOX - Oxides of Nitrogen Tons/Yr:	2.56
SOX - Oxides of Sulphur Tons/Yr:	.0154528
Particulate Matter Tons/Yr:	.18
Part. Matter 10 Micrometers and Smllr Tons/Yr:	.18

Year:	2009
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8069
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2.31524116892126
Reactive Organic Gases Tons/Yr:	2.1211500000000001
Carbon Monoxide Emissions Tons/Yr:	3.52
NOX - Oxides of Nitrogen Tons/Yr:	4.2199999999999998
SOX - Oxides of Sulphur Tons/Yr:	1.4561200000000001
Particulate Matter Tons/Yr:	1.6399999999999999
Part. Matter 10 Micrometers and Smllr Tons/Yr:	1.0260800000000001

Year:	2010
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8069
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.66883400904719503
Reactive Organic Gases Tons/Yr:	0.49170000000000003
Carbon Monoxide Emissions Tons/Yr:	2.0600999999999998
NOX - Oxides of Nitrogen Tons/Yr:	2.78477
SOX - Oxides of Sulphur Tons/Yr:	8.9090000000000003E-2
Particulate Matter Tons/Yr:	0.27284000000000003
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.26902562000000002

Year:	2012
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8069
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported

INTER-COMMUNITY MEDICAL CENTER (Continued) **U001569208**

Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.63264318155
Reactive Organic Gases Tons/Yr:	0.4301
Carbon Monoxide Emissions Tons/Yr:	2.33269
NOX - Oxides of Nitrogen Tons/Yr:	3.07643
SOX - Oxides of Sulphur Tons/Yr:	0.0922
Particulate Matter Tons/Yr:	0.29684
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.2931689

Year:	2013
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8069
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.74179523435
Reactive Organic Gases Tons/Yr:	0.50314
Carbon Monoxide Emissions Tons/Yr:	2.59002
NOX - Oxides of Nitrogen Tons/Yr:	3.29649
SOX - Oxides of Sulphur Tons/Yr:	0.08479
Particulate Matter Tons/Yr:	0.31107
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.303720103

Year:	2014
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8062
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.32749280321
Reactive Organic Gases Tons/Yr:	0.15331
Carbon Monoxide Emissions Tons/Yr:	2.13075
NOX - Oxides of Nitrogen Tons/Yr:	2.74124
SOX - Oxides of Sulphur Tons/Yr:	0.01486
Particulate Matter Tons/Yr:	0.2013
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.20092656

Year:	2015
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8062
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.33138441342
Reactive Organic Gases Tons/Yr:	0.191449915
Carbon Monoxide Emissions Tons/Yr:	1.75003413
NOX - Oxides of Nitrogen Tons/Yr:	2.524670935
SOX - Oxides of Sulphur Tons/Yr:	0.011737115

INTER-COMMUNITY MEDICAL CENTER (Continued) **U001569208**

Particulate Matter Tons/Yr:	0.182750579
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.1818609983
Year:	2016
County Code:	19
Air Basin:	SC
Facility ID:	20451
Air District Name:	SC
SIC Code:	8062
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.34355461272
Reactive Organic Gases Tons/Yr:	0.16229
Carbon Monoxide Emissions Tons/Yr:	2.22
NOX - Oxides of Nitrogen Tons/Yr:	2.853
SOX - Oxides of Sulphur Tons/Yr:	0.0186048
Particulate Matter Tons/Yr:	0.20172
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.20070192

H50 **CITRUS VALLEY MEDICAL CENTER ICC** **UST** **U004265067**
SSW **303 N 003RD AVE** **N/A**
< 1/8 **COVINA, CA 91722**
0.107 mi.
565 ft. **Site 3 of 7 in cluster H**

Relative: UST:
Lower

Facility ID:	LACoFA0000117
Permitting Agency:	Los Angeles County Fire Department
Latitude:	34.08858
Longitude:	-117.89241

Actual:
546 ft.

E51 **SPRINGERS CLEANERS** **EDR Hist Cleaner** **1020093149**
SSE **326 N CITRUS AVE** **N/A**
< 1/8 **COVINA, CA 91723**
0.107 mi.
566 ft. **Site 7 of 8 in cluster E**

Relative: EDR Hist Cleaner
Higher

Actual:
555 ft.

Year:	Name:	Type:
1979	SPRINGERS CLEANERS	Drycleaning Plants, Except Rugs
1980	SPRINGERS CLEANERS	Drycleaning Plants, Except Rugs
1982	SPRINGERS CLEANERS	Drycleaning Plants, Except Rugs
1983	SPRINGERS CLEANERS	Drycleaning Plants, Except Rugs
1985	SPRINGERS CLEANERS	Drycleaning Plants, Except Rugs
1986	SPRINGERS CLEANERS	Drycleaning Plants, Except Rugs
1987	SPRINGERS CLEANERS	Drycleaning Plants, Except Rugs
1988	SPRINGERS CLEANERS	Drycleaning Plants, Except Rugs

52
WSW
< 1/8
0.107 mi.
567 ft.

WINN'S ED RICHFIELD SERVICE
281 W SAN BERNARDINO RD
COVINA, CA 91722

EDR Hist Auto **1009120333**
N/A

Relative:
Lower

Actual:
543 ft.

EDR Hist Auto

Year:	Name:	Type:
1955	WINN'S ED RICHFIELD SERVICE	Not reported

H53
South
< 1/8
0.108 mi.
568 ft.

PINEFLAT LAKE RESORT
161 W COTTAGE DR
COVINA, CA 91723
Site 4 of 7 in cluster H

EDR Hist Auto **1021692995**
N/A

Relative:
Lower

Actual:
548 ft.

EDR Hist Auto

Year:	Name:	Type:
2006	PINEFLAT LAKE RESORT	Marinas, NEC
2007	PINEFLAT LAKE RESORT	Marinas, NEC
2008	PINEFLAT LAKE RESORT	Marinas, NEC
2009	PINEFLAT LAKE RESORT	Marinas, NEC
2010	PINEFLAT LAKE RESORT	Marinas, NEC
2011	PINEFLAT LAKE RESORT	Marinas, NEC
2012	PINEFLAT LAKE RESORT	Marinas, NEC
2013	PINEFLAT LAKE RESORT	Marinas, NEC

I54
SE
< 1/8
0.109 mi.
575 ft.

ADULT EDUCATION WELDING SCHOOL
126 E SCHOOL ST
COVINA, CA 91723
Site 1 of 3 in cluster I

HIST UST **U001569231**
N/A

Relative:
Higher

Actual:
560 ft.

HIST UST:

File Number:	00027459
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027459.pdf
Region:	STATE
Facility ID:	00000041074
Facility Type:	Other
Other Type:	WELDING SCHOOL
Contact Name:	BOB NEWMAN
Telephone:	8183313371
Owner Name:	COVINA-VALLEY UNIFIED SCHOOL D
Owner Address:	519 E. BADILLO ST.
Owner City,St,Zip:	COVINA, CA 91723
Total Tanks:	0001
Tank Num:	001
Container Num:	5001
Year Installed:	Not reported
Tank Capacity:	00005000
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	1/4
Leak Detection:	None

ADULT EDUCATION WELDING SCHOOL (Continued) **U001569231**

Click here for Geo Tracker PDF:

I55 **COVINA VALLEY UNIFIED SCH DIST** **SWEEPS UST** **S101587109**
SE **126 E SCHOOL ST** **CA FID UST** **N/A**
< 1/8 **COVINA, CA 91722** **LOS ANGELES CO. HMS**
0.109 mi.
575 ft. **Site 2 of 3 in cluster I**

Relative:
Higher

Actual:
560 ft.

SWEEPS UST:

Status:	Active
Comp Number:	10132
Number:	9
Board Of Equalization:	44-008719
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-010132-000001
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN
STG:	W
Content:	Not reported
Number Of Tanks:	1

CA FID UST:

Facility ID:	19054886
Regulated By:	UTNKA
Regulated ID:	00041074
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	8180000000
Mail To:	Not reported
Mailing Address:	519 BADILLO ST
Mailing Address 2:	Not reported
Mailing City,St,Zip:	COVINA
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

LOS ANGELES CO. HMS:

Region:	LA
Permit Category:	T
Facility Id:	010252-010132
Facility Type:	0
Facility Status:	Removed
Area:	6B
Permit Number:	00001580T
Permit Status:	Removed

I56 **COVINA VALLEY UNIFIED SCH DIST** **LUST** **S104406642**
ESE **126 SCHOOL ST E** **HIST CORTESE** **N/A**
< 1/8 **COVINA, CA 91723**
0.115 mi.
606 ft. **Site 3 of 3 in cluster I**

Relative:
Higher

Actual:
561 ft.

LUST:

Lead Agency:	LOS ANGELES COUNTY
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603704909
Global Id:	T0603704909
Latitude:	34.0893093
Longitude:	-117.8892205
Status:	Completed - Case Closed
Status Date:	04/22/1996
Case Worker:	JOA
RB Case Number:	R-10132
Local Agency:	LOS ANGELES COUNTY
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Aviation
Site History:	Not reported

LUST:

Global Id:	T0603704909
Contact Type:	Local Agency Caseworker
Contact Name:	JOHN AWUJO
Organization Name:	LOS ANGELES COUNTY
Address:	900 S FREMONT AVE
City:	ALHAMBRA
Email:	jawujo@dpw.lacounty.gov
Phone Number:	6264583507

Global Id:	T0603704909
Contact Type:	Regional Board Caseworker
Contact Name:	YUE RONG
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4TH ST., SUITE 200
City:	Los Angeles
Email:	yrong@waterboards.ca.gov
Phone Number:	Not reported

LUST:

Global Id:	T0603704909
Action Type:	Other
Date:	04/22/1996
Action:	Leak Reported

LUST:

Global Id:	T0603704909
Status:	Completed - Case Closed
Status Date:	04/22/1996

Global Id:	T0603704909
Status:	Open - Case Begin Date
Status Date:	04/22/1996

COVINA VALLEY UNIFIED SCH DIST (Continued) **S104406642**

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	R-10132	
Status:	Case Closed	
Substance:	1	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603704909	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19000	
Cross Street:	1ST AVE	
Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		4/22/1996
Date Leak Record Entered:	4/29/1996	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		4/22/1996
Date the Case was Closed:		4/22/1996
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		2889.628073662742369842503194
Source of Cleanup Funding:		Not reported
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	COVINA VALLEY UNIFIED SCH DIST	
RP Address:	P.O. BOX 269, COVINA CA 91723-0269	
Program:	LUST	
Lat/Long:	34.0892031 / -1	
Local Agency Staff:	Not reported	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	

COVINA VALLEY UNIFIED SCH DIST (Continued) **S104406642**

Assigned Name: Not reported
Summary: Not reported

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: R-10132

E57 **DUMFORD HAROLD SHELL SERVICE** **EDR Hist Auto** **1008995229**
SSE **301 N CITRUS** **N/A**
< 1/8 **COVINA, CA 91722**
0.115 mi.
607 ft. **Site 8 of 8 in cluster E**

Relative: EDR Hist Auto
Lower

Actual: **553 ft.**

Year:	Name:	Type:
1955	DUMFORD HAROLD SHELL SERVICE	Not reported
1955	DUMFORD HAROLD SHELL SERVICE	Not reported
1955	DUMFORD HAROLD SHELL SERVICE	Not reported

H58 **CITRUS VALLEY MEDICAL CENTER** **LUST** **S108536651**
SSW **303 3RD ST. N** **N/A**
< 1/8 **COVINA, CA 91722**
0.116 mi.
610 ft. **Site 5 of 7 in cluster H**

Relative: LUST:
Lower

Actual: **546 ft.**

Lead Agency: LOS ANGELES COUNTY
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603798139
Global Id: T0603798139
Latitude: 34.0885
Longitude: -117.892354
Status: Completed - Case Closed
Status Date: 05/07/2007
Case Worker: MRR
RB Case Number: Not reported
Local Agency: LOS ANGELES COUNTY
File Location: Not reported
Local Case Number: 014038-014527
Potential Media Affect: Soil
Potential Contaminants of Concern: Diesel
Site History: Not reported

LUST:
Global Id: T0603798139
Contact Type: Local Agency Caseworker
Contact Name: MANUEL R REGALADO
Organization Name: LOS ANGELES COUNTY
Address: 900 S. FREMONT AVE.
City: ALHAMBRA
Email: mregalad@dpw.lacounty.gov
Phone Number: Not reported

CITRUS VALLEY MEDICAL CENTER (Continued) **S108536651**

Global Id: T0603798139
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603798139
Action Type: Other
Date: 12/28/2004
Action: Leak Reported

Global Id: T0603798139
Action Type: REMEDIATION
Date: 04/10/2007
Action: Not reported

Global Id: T0603798139
Action Type: ENFORCEMENT
Date: 05/07/2007
Action: Closure/No Further Action Letter

Global Id: T0603798139
Action Type: Other
Date: 12/10/2004
Action: Leak Discovery

LUST:
Global Id: T0603798139
Status: Completed - Case Closed
Status Date: 05/07/2007

Global Id: T0603798139
Status: Open - Case Begin Date
Status Date: 12/10/2004

Global Id: T0603798139
Status: Open - Site Assessment
Status Date: 04/10/2007

H59 **INTER-COMMUNITY MEDICAL CENTER** **SWEEPS UST S101618849**
SSW **303 N 003RD AVE** **CA FID UST N/A**
< 1/8 **COVINA, CA 91723**
0.116 mi.
610 ft. **Site 6 of 7 in cluster H**

Relative: SWEEPS UST:
Lower Status: Active
Comp Number: 14527
Actual: Number: 9
546 ft. Board Of Equalization: 44-010438
Referral Date: 09-19-90
Action Date: 09-19-90

INTER-COMMUNITY MEDICAL CENTER (Continued) **S101618849**

Created Date:	06-30-89
Owner Tank Id:	T1
SWRCB Tank Id:	19-000-014527-000001
Tank Status:	A
Capacity:	15000
Active Date:	09-19-90
Tank Use:	OIL
STG:	P
Content:	Not reported
Number Of Tanks:	2

Status:	Active
Comp Number:	14527
Number:	9
Board Of Equalization:	44-010438
Referral Date:	09-19-90
Action Date:	09-19-90
Created Date:	06-30-89
Owner Tank Id:	T2
SWRCB Tank Id:	19-000-014527-000002
Tank Status:	A
Capacity:	15000
Active Date:	09-19-90
Tank Use:	OIL
STG:	P
Content:	Not reported
Number Of Tanks:	Not reported

CA FID UST:

Facility ID:	19003694
Regulated By:	UTNKA
Regulated ID:	CAD981462
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	8183317331
Mail To:	Not reported
Mailing Address:	303 N 003RD AVE
Mailing Address 2:	Not reported
Mailing City,St,Zip:	COVINA 917231901
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

H60 **INTER-COMMUNITY MEDICAL C** **HIST CORTESE** **S104160156**
SSW **303 003RD** **N/A**
< 1/8 **COVINA, CA 91722**
0.116 mi.
610 ft. **Site 7 of 7 in cluster H**

Relative: HIST CORTESE:
Lower

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA

Actual:
546 ft.

INTER-COMMUNITY MEDICAL C (Continued) **S104160156**

Reg Id: I-14527

F61 **DETROIT AUTOBODY** **RCRA-SQG** **1000367076**
East **521 N 2ND AVE** **FINDS** **CAD981434400**
< 1/8 **COVINA, CA 91723** **ECHO**
0.124 mi.
654 ft. **Site 5 of 5 in cluster F**

Relative:
Higher

Actual:
566 ft.

RCRA-SQG:

Date form received by agency:	08/08/1986
Facility name:	DETROIT AUTOBODY
Facility address:	521 N 2ND AVE COVINA, CA 91723
EPA ID:	CAD981434400
Mailing address:	521 N SECOND AVE COVINA, CA 91723
Contact:	Not reported
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	DAN STOKES
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

DETROIT AUTOBODY (Continued) **1000367076**

Handler Activities Summary:
- U.S. importer of hazardous waste: No
- Mixed waste (haz. and radioactive): No
- Recycler of hazardous waste: No
- Transporter of hazardous waste: No
- Treater, storer or disposer of HW: No
- Underground injection activity: No
- On-site burner exemption: No
- Furnace exemption: No
- Used oil fuel burner: No
- Used oil processor: No
- User oil refiner: No
- Used oil fuel marketer to burner: No
- Used oil Specification marketer: No
- Used oil transfer facility: No
- Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002703806

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
- Envid: 1000367076
- Registry ID: 110002703806
- DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002703806

62
East
1/8-1/4
0.149 mi.
786 ft.

ATHANS AUTO BODY
518 N 2ND ST
COVINA, CA 91723

RCRA-SQG **1000153066**
FINDS **CAD982510521**
ECHO

Relative:
Higher

Actual:
567 ft.

RCRA-SQG:
- Date form received by agency: 09/01/1996
- Facility name: ATHANS AUTO BODY
- Facility address: 518 N 2ND ST
  COVINA, CA 91723
- EPA ID: CAD982510521

ATHANS AUTO BODY (Continued) **1000153066**

Contact:	Not reported
Contact address:	Not reported
	Not reported
Contact country:	US
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	09
Land type:	Facility is not located on Indian land. Additional information is not known.
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	TED ATHANS, OWNER
Owner/operator address:	NOT REQUIRED
	NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED
	NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No

ATHANS AUTO BODY (Continued) **1000153066**

Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 11/06/1989
Site name: ATHANS AUTO BODY
Classification: Large Quantity Generator

Violation Status: No violations found

Evaluation Action Summary:
Evaluation date: 03/04/1993
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State Contractor/Grantee

FINDS:

Registry ID: 110002837486

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000153066
Registry ID: 110002837486
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002837486

63
SW
1/8-1/4
0.158 mi.
834 ft.

INTER COMMUNITY MEDICAL CENTER
210 WEST SAN BERNARDINO ROAD
COVINA, CA 91722

RCRA-LQG **1000214572**
FINDS **CAD981462443**

Relative:
Lower

Actual:
541 ft.

RCRA-LQG:
Date form received by agency: 03/22/2016
Facility name: INTER COMMUNITY MEDICAL CENTER
Facility address: 210 WEST SAN BERNARDINO ROAD
COVINA, CA 91722
EPA ID: CAD981462443
Mailing address: WEST SAN BERNARDINO ROAD
COVINA, CA 91722
Contact: JOHN M GRAFFIUS
Contact address: WEST SAN BERNARDINO ROAD
COVINA, CA 91722
Contact country: US
Contact telephone: 626-938-7598

INTER COMMUNITY MEDICAL CENTER (Continued) **1000214572**

Contact email: GRAFFIUS@MAIL.CVHP.ORG
EPA Region: 09
Classification: Large Quantity Generator
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name: INTERCOMMUNITY MEDICAL CENTER INC
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: CITRUS VALLEY HEALTH PARTNERS
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 04/29/1994
Owner/Op end date: Not reported

Owner/operator name: CITRUS VALLEY HEALTH PARTNERS
Owner/operator address: WEST SAN BERNARDINO ROAD
COVINA, CA 91722
Owner/operator country: US
Owner/operator telephone: 626-938-7598
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 04/29/1994
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED

INTER COMMUNITY MEDICAL CENTER (Continued) **1000214572**

Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: Yes
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Universal Waste Summary:
Waste type: Batteries
Accumulated waste on-site: Yes
Generated waste on-site: No

Waste type: Lamps
Accumulated waste on-site: Yes
Generated waste on-site: No

Waste type: Thermostats
Accumulated waste on-site: Yes
Generated waste on-site: No

. Waste code: 133
. Waste name: Aqueous solution with 10% or more total organic residues

. Waste code: 141
. Waste name: Off-specification, aged, or surplus inorganics

. Waste code: 181
. Waste name: Other inorganic solid waste

. Waste code: 212
. Waste name: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)

. Waste code: 214
. Waste name: Unspecified solvent mixture

INTER COMMUNITY MEDICAL CENTER (Continued) **1000214572**

. Waste code: 221
. Waste name: Waste oil and mixed oil

. Waste code: 223
. Waste name: Unspecified oil-containing waste

. Waste code: 261
. Waste name: Polychlorinated biphenyls and material containing PCB's

. Waste code: 331
. Waste name: Off-specification, aged, or surplus organics

. Waste code: 352
. Waste name: Other organic solids

. Waste code: 791
. Waste name: Liquids with pH < 2

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

. Waste code: D002
. Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

. Waste code: D005
. Waste name: BARIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: D009
. Waste name: MERCURY

Historical Generators:
Date form received by agency: 09/01/1996
Site name: INTERCOMMUNITY MEDICAL CENTER
Classification: Large Quantity Generator

Date form received by agency: 09/01/1996
Site name: INTERCOMMUNITY MEDICAL CENTER
Classification: Small Quantity Generator

Date form received by agency: 02/21/1992
Site name: INTERCOMMUNITY MEDICAL CENTER
Classification: Large Quantity Generator

INTER COMMUNITY MEDICAL CENTER (Continued) **1000214572**

Biennial Reports:

Last Biennial Reporting Year: 2017

Annual Waste Handled:

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.
Amount (Lbs): 3652

Waste code: D002
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.
Amount (Lbs): 1102

Waste code: D009
Waste name: MERCURY
Amount (Lbs): 3

Violation Status: No violations found

FINDS:

Registry ID: 110070148346

Environmental Interest/Information System
HAZARDOUS WASTE BIENNIAL REPORTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

64
SSE
1/8-1/4
0.164 mi.
866 ft.

ABC BUSINESS EQUIPMENT **RCRA-SQG** **1000105597**
217 NORTH CITRUS **FINDS** **CAD981418817**
COVINA, CA 91723 **ECHO**

Relative:
Lower

Actual:
551 ft.

RCRA-SQG:
Date form received by agency: 09/01/1996
Facility name: ABC BUSINESS EQUIPMENT
Facility address: 217 NORTH CITRUS
COVINA, CA 91723
EPA ID: CAD981418817
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: US

ABC BUSINESS EQUIPMENT (Continued) **1000105597**

Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: JERRY EDGAR
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 06/03/1986

ABC BUSINESS EQUIPMENT (Continued) **1000105597**

Site name: ABC BUSINESS EQUIPMENT
Classification: Large Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110002699205

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000105597
Registry ID: 110002699205
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002699205

J65 **JOHNNY'S AUTO SERVICE** **SWEEPS UST** **S106927953**
East **239 E SAN BERNANDINO RD** **N/A**
1/8-1/4 **COVINA, CA**
0.200 mi.
1055 ft. **Site 1 of 2 in cluster J**

Relative: **Higher**
Actual: **568 ft.**

SWEEPS UST:
Status: Active
Comp Number: 14348
Number: 9
Board Of Equalization: Not reported
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-014348-000001
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: 4

Status: Active
Comp Number: 14348
Number: 9
Board Of Equalization: Not reported
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported

JOHNNY'S AUTO SERVICE (Continued) **S106927953**

SWRCB Tank Id: 19-000-014348-000002
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

Status: Active
Comp Number: 14348
Number: 9
Board Of Equalization: Not reported
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-014348-000003
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

Status: Active
Comp Number: 14348
Number: 9
Board Of Equalization: Not reported
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-014348-000004
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

66
SSE
1/8-1/4
0.203 mi.
1072 ft.

PACIFIC BELL
124 COLLEGE ST
COVINA, CA 91723

RCRA NonGen / NLR **1000250051**
FINDS **CAD980883896**
ECHO

Relative:
Lower

Actual:
552 ft.

RCRA NonGen / NLR:
Date form received by agency: 07/16/1984
Facility name: PACIFIC BELL
Facility address: 124 COLLEGE ST
COVINA, CA 91723
EPA ID: CAD980883896
Mailing address: 170 N FAIR OAKS AVE
PASADENA, CA 91103
Contact: ENVIRONMENTAL MANAGER

PACIFIC BELL (Continued) **1000250051**

Contact address: 124 COLLEGE ST
COVINA, CA 91723
Contact country: US
Contact telephone: 818-578-2827
Contact email: Not reported
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

PACIFIC BELL (Continued) **1000250051**

Registry ID: 110002673688

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000250051
Registry ID: 110002673688
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002673688

J67 **HENDRICKSON AUTOMOTIVE** **UST** **U004049173**
East **239 E SAN BERNARDINO RD # C** **N/A**
1/8-1/4 **COVINA, CA 91723**
0.220 mi.
1161 ft. **Site 2 of 2 in cluster J**

Relative: **Higher**
Actual: **569 ft.**

UST:
Facility ID: LACoFA0023062
Permitting Agency: Los Angeles County Fire Department
Latitude: 34.09068
Longitude: -117.88609

Facility ID: 14348
Permitting Agency: LOS ANGELES COUNTY
Latitude: 34.0919938
Longitude: -117.885243

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68 **GTE** **LUST** **S106517307**
SSE **106 BADILLO ST E** **N/A**
1/4-1/2 **COVINA, CA 91723**
0.277 mi.
1465 ft.

Relative: **Lower**
Actual: **546 ft.**

LUST:
Lead Agency: LOS ANGELES COUNTY
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603704949
Global Id: T0603704949
Latitude: 34.0862867
Longitude: -117.8880688
Status: Completed - Case Closed
Status Date: 03/12/1998
Case Worker: JOA
RB Case Number: R-10659
Local Agency: LOS ANGELES COUNTY
File Location: Not reported
Local Case Number: Not reported

GTE (Continued) **S106517307**

Potential Media Affect: Soil
Potential Contaminants of Concern: Aviation
Site History: Not reported

LUST:
Global Id: T0603704949
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Address: 900 S FREMONT AVE
City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

Global Id: T0603704949
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603704949
Action Type: Other
Date: 03/12/1998
Action: Leak Reported

LUST:
Global Id: T0603704949
Status: Completed - Case Closed
Status Date: 03/12/1998

Global Id: T0603704949
Status: Open - Case Begin Date
Status Date: 03/12/1998

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: R-10659
Status: Case Closed
Substance: 1
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603704949
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: Not reported
Enforcement Type: Not reported

GTE (Continued) **S106517307**

Date Leak Discovered:	Not reported	
Date Leak First Reported:		3/12/1998
Date Leak Record Entered:	3/20/1998	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		3/12/1998
Date the Case was Closed:		3/12/1998
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		2261.0869506682323025491722811
Source of Cleanup Funding:		Not reported
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	GTE CALIFORNIA INC.	
RP Address:	P.O. BOX 725, CHINO, CA 91708	
Program:	LUST	
Lat/Long:	34.0861742 / -1	
Local Agency Staff:	Not reported	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

K69 **F H GASOLINE STATION /ULTRAMAR** **LUST** **S101642724**
North **909 CITRUS AVE N** **SWEEPS UST** **N/A**
1/4-1/2 **COVINA, CA 91722** **HIST CORTESE**
0.320 mi. **LOS ANGELES CO. HMS**
1691 ft. **Site 1 of 2 in cluster K**

Relative: **Higher**

Actual: **565 ft.**

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603705329
Global Id:	T0603705329
Latitude:	34.096128
Longitude:	-117.890581
Status:	Completed - Case Closed
Status Date:	09/04/1997

F H GASOLINE STATION /ULTRAMAR (Continued) **S101642724**

Case Worker: YL
RB Case Number: R-21301
Local Agency: LOS ANGELES COUNTY
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603705329
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Address: 900 S FREMONT AVE
City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

Global Id: T0603705329
Contact Type: Regional Board Caseworker
Contact Name: YI LU
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: ylu@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603705329
Action Type: Other
Date: 01/26/1995
Action: Leak Reported

Global Id: T0603705329
Action Type: Other
Date: 02/25/1993
Action: Leak Discovery

Global Id: T0603705329
Action Type: Other
Date: 02/25/1993
Action: Leak Stopped

LUST:
Global Id: T0603705329
Status: Completed - Case Closed
Status Date: 09/04/1997

Global Id: T0603705329
Status: Open - Case Begin Date
Status Date: 02/25/1993

Global Id: T0603705329
Status: Open - Remediation
Status Date: 05/12/1997

F H GASOLINE STATION /ULTRAMAR (Continued) **S101642724**

Global Id: T0603705329
Status: Open - Remediation
Status Date: 05/19/1997

Global Id: T0603705329
Status: Open - Site Assessment
Status Date: 01/26/1995

Global Id: T0603705329
Status: Open - Site Assessment
Status Date: 08/21/1995

LUST REG 4:

Region:	4
Regional Board:	04
County:	Los Angeles
Facility Id:	R-21301
Status:	Case Closed
Substance:	Gasoline
Substance Quantity:	Not reported
Local Case No:	Not reported
Case Type:	Soil
Abatement Method Used at the Site:	Not reported
Global ID:	T0603705329
W Global ID:	Not reported
Staff:	UNK
Local Agency:	19000
Cross Street:	CYPRESS
Enforcement Type:	Not reported
Date Leak Discovered:	2/25/1993
Date Leak First Reported:	1/26/1995
Date Leak Record Entered:	11/27/1995
Date Confirmation Began:	1/26/1995
Date Leak Stopped:	2/25/1993
Date Case Last Changed on Database:	8/7/1997
Date the Case was Closed:	9/4/1997
How Leak Discovered:	Not reported
How Leak Stopped:	Not reported
Cause of Leak:	Not reported
Leak Source:	Not reported
Operator:	ALIFUAD HUSSAIN
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	5031.267900435936886150590526 2
Source of Cleanup Funding:	Not reported
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	1/26/1995
Pollution Characterization Began:	8/21/1995
Remediation Plan Submitted:	5/12/1997
Remedial Action Underway:	5/19/1997
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Not reported

F H GASOLINE STATION /ULTRAMAR (Continued) **S101642724**

GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: FH GASOLINE STATION
RP Address: 1925 CHEYENNE WELLS CIRCLE, WALNUT CA 91789
Program: LUST
Lat/Long: 34.0958989 / -1
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: LTR APPROVING WP OUT. GW DEEP (~200 FT). 3 TANKS REMOVED IN 1997. ACTIVE STATION. NEED TO DEFINE VERTICAL EXTENT OF SOIL CONTAMINATION.

SWEEPS UST:
Status: Active
Comp Number: 12734
Number: 9
Board Of Equalization: 44-002597
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-012734-000001
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: 3

Status: Active
Comp Number: 12734
Number: 9
Board Of Equalization: 44-002597
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-012734-000002
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

Status: Active
Comp Number: 12734
Number: 9
Board Of Equalization: 44-002597

F H GASOLINE STATION /ULTRAMAR (Continued) **S101642724**

Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-012734-000003
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN
STG:	W
Content:	Not reported
Number Of Tanks:	Not reported

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	R-21301

LOS ANGELES CO. HMS:

Region:	LA
Permit Category:	T
Facility Id:	012568-012734
Facility Type:	0
Facility Status:	Closed
Area:	6B
Permit Number:	00004909T
Permit Status:	Closed

K70 **CALCOVE PARTNERSHIP** **LUST** **S106916127**
North **925 NORTH CITRUS AVENUE** **N/A**
1/4-1/2 **COVINA, CA 91722**
0.349 mi.
1842 ft. **Site 2 of 2 in cluster K**

Relative:
Higher

Actual:
564 ft.

LUST:

Lead Agency:	LOS ANGELES COUNTY
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603717525
Global Id:	T0603717525
Latitude:	34.09653
Longitude:	-117.890863
Status:	Completed - Case Closed
Status Date:	04/17/2007
Case Worker:	TS
RB Case Number:	Not reported
Local Agency:	LOS ANGELES COUNTY
File Location:	Not reported
Local Case Number:	21280-32227
Potential Media Affect:	Under Investigation
Potential Contaminants of Concern:	Waste Oil / Motor / Hydraulic / Lubricating
Site History:	Not reported

LUST:

Global Id:	T0603717525
Contact Type:	Local Agency Caseworker
Contact Name:	TIM SMITH

CALCOVE PARTNERSHIP (Continued) **S106916127**

Organization Name: LOS ANGELES COUNTY
Address: 900 S. FREMONT AVE.
City: ALHAMBRA
Email: tsmith@dpw.lacounty.gov
Phone Number: Not reported

Global Id: T0603717525
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603717525
Action Type: Other
Date: 08/31/2000
Action: Leak Reported

Global Id: T0603717525
Action Type: REMEDIATION
Date: 05/23/2005
Action: Other (Use Description Field)

Global Id: T0603717525
Action Type: Other
Date: 06/23/2000
Action: Leak Discovery

LUST:
Global Id: T0603717525
Status: Completed - Case Closed
Status Date: 04/17/2007

Global Id: T0603717525
Status: Open - Case Begin Date
Status Date: 06/23/2000

Global Id: T0603717525
Status: Open - Site Assessment
Status Date: 05/23/2005

L71 **ROBERT HOLIDAY LINES** **LUST S101296014**
East **359 FRONT ST** **HIST CORTESE N/A**
1/4-1/2 **COVINA, CA 91723**
0.383 mi.
2024 ft. **Site 1 of 2 in cluster L**

Relative: **Higher**
Actual: **583 ft.**

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603704405
Global Id: T0603704405
Latitude: 34.0916761

ROBERT HOLIDAY LINES (Continued) **S101296014**

Longitude:	-117.8838401
Status:	Open - Site Assessment
Status Date:	09/16/2008
Case Worker:	NB
RB Case Number:	I-16314
Local Agency:	LOS ANGELES COUNTY
File Location:	Regional Board
Local Case Number:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603704405
Contact Type:	Local Agency Caseworker
Contact Name:	JOHN AWUJO
Organization Name:	LOS ANGELES COUNTY
Address:	900 S FREMONT AVE
City:	ALHAMBRA
Email:	jawujo@dpw.lacounty.gov
Phone Number:	6264583507

Global Id:	T0603704405
Contact Type:	Regional Board Caseworker
Contact Name:	NHAN BAO
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 WEST 4TH STREET, SUITE 200
City:	LOS ANGELES
Email:	nbao@waterboards.ca.gov
Phone Number:	2135766703

LUST:

Global Id:	T0603704405
Action Type:	ENFORCEMENT
Date:	09/16/2008
Action:	Notice to Comply

Global Id:	T0603704405
Action Type:	Other
Date:	03/30/1992
Action:	Leak Reported

Global Id:	T0603704405
Action Type:	ENFORCEMENT
Date:	06/22/2016
Action:	Staff Letter

Global Id:	T0603704405
Action Type:	ENFORCEMENT
Date:	02/13/2017
Action:	Health and Safety Code Section 25296.10(c)

Global Id:	T0603704405
Action Type:	ENFORCEMENT
Date:	06/30/2017
Action:	Health and Safety Code Section 25296.10(c)

ROBERT HOLIDAY LINES (Continued) **S101296014**

Global Id: T0603704405
Action Type: ENFORCEMENT
Date: 08/16/2018
Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603704405
Action Type: ENFORCEMENT
Date: 04/28/2000
Action: Staff Letter

Global Id: T0603704405
Action Type: RESPONSE
Date: 07/30/2017
Action: Other Report / Document

Global Id: T0603704405
Action Type: RESPONSE
Date: 09/17/2018
Action: Other Report / Document

Global Id: T0603704405
Action Type: Other
Date: 03/10/1992
Action: Leak Discovery

Global Id: T0603704405
Action Type: RESPONSE
Date: 10/15/2003
Action: Sensitive Receptor Survey Report

Global Id: T0603704405
Action Type: RESPONSE
Date: 07/15/2003
Action: Soil and Water Investigation Workplan

Global Id: T0603704405
Action Type: RESPONSE
Date: 07/15/2003
Action: Interim Remedial Action Plan

Global Id: T0603704405
Action Type: RESPONSE
Date: 07/15/2003
Action: Soil and Water Investigation Report

Global Id: T0603704405
Action Type: RESPONSE
Date: 03/13/2017
Action: Other Report / Document

Global Id: T0603704405
Action Type: ENFORCEMENT
Date: 03/04/2003
Action: 13267 Requirement

LUST:
Global Id: T0603704405

ROBERT HOLIDAY LINES (Continued) **S101296014**

Status: Open - Case Begin Date
Status Date: 03/10/1992

Global Id: T0603704405
Status: Open - Site Assessment
Status Date: 03/30/1992

Global Id: T0603704405
Status: Open - Site Assessment
Status Date: 01/01/1993

Global Id: T0603704405
Status: Open - Site Assessment
Status Date: 04/28/2000

Global Id: T0603704405
Status: Open - Site Assessment
Status Date: 09/16/2008

Global Id: T0603704405
Status: Open - Verification Monitoring
Status Date: 03/30/1992

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: I-16314
Status: Preliminary site assessment underway
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603704405
W Global ID: Not reported
Staff: JFL
Local Agency: 19000
Cross Street: BARRANCA
Enforcement Type: DLLET
Date Leak Discovered: 3/10/1992
Date Leak First Reported: 3/30/1992
Date Leak Record Entered: 4/23/1992
Date Confirmation Began: 3/30/1992
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 6/30/1992
Date the Case was Closed: Not reported
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: Tank
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 3044.5635341577343740270866589
Source of Cleanup Funding: Tank

ROBERT HOLIDAY LINES (Continued) **S101296014**

Preliminary Site Assessment Workplan Submitted: 1/1/1993
Preliminary Site Assessment Began: 4/28/2000
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: 3/30/1992
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: ROBERT'S HOLIDAY LINES
RP Address: 930 POINSETTIA ST., SANTA ANA, CA 92705
Program: LUST
Lat/Long: 34.0916761 / -1
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: LETTER RETURNED, WILL CHECK W/ LA CO ASSESSOR FOR OWNERSHIP INFO. LA ASSESSOR HAD NO INFO FOR SITE

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: I-16314

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72 SSW 1/4-1/2 0.397 mi. 2094 ft.

MOTOR SUPPLY CO.
237 004TH ST
COVINA, CA 91723

LUST S100458736
HIST CORTESE N/A

Relative: Lower

Actual: 526 ft.

LUST:
Lead Agency: LOS ANGELES COUNTY
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603704418
Global Id: T0603704418
Latitude: 34.0846753
Longitude: -117.8945384
Status: Completed - Case Closed
Status Date: 06/01/1992
Case Worker: JOA
RB Case Number: I-16555
Local Agency: LOS ANGELES COUNTY
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Other Solvent or Non-Petroleum Hydrocarbon

MOTOR SUPPLY CO. (Continued) **S100458736**

Site History: Not reported

LUST:
Global Id: T0603704418
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Address: 900 S FREMONT AVE
City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

Global Id: T0603704418
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603704418
Action Type: Other
Date: 01/08/1992
Action: Leak Reported

Global Id: T0603704418
Action Type: Other
Date: 12/09/1991
Action: Leak Discovery

Global Id: T0603704418
Action Type: Other
Date: 12/09/1991
Action: Leak Stopped

LUST:
Global Id: T0603704418
Status: Completed - Case Closed
Status Date: 06/01/1992

Global Id: T0603704418
Status: Open - Case Begin Date
Status Date: 12/09/1991

Global Id: T0603704418
Status: Open - Site Assessment
Status Date: 12/09/1991

Global Id: T0603704418
Status: Open - Site Assessment
Status Date: 04/16/1992

LUST REG 4:

MOTOR SUPPLY CO. (Continued) **S100458736**

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	I-16555	
Status:	Case Closed	
Substance:	Hydrocarbons	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603704418	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19000	
Cross Street:	DEXTER	
Enforcement Type:	Informal Enforcement Actions,including Notices of Violations and Staff Enforcement Letters	
Date Leak Discovered:	12/9/1991	
Date Leak First Reported:		1/8/1992
Date Leak Record Entered:	3/20/1992	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	12/9/1991	
Date Case Last Changed on Database:		6/30/1992
Date the Case was Closed:		6/1/1992
How Leak Discovered:	Tank Closure	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		1719.67904824613684122141562 1
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		12/9/1991
Pollution Characterization Began:		4/16/1992
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		1/1/1965
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	MOTOR SUPPLY	
RP Address:	3401 KATELLA AVE., #207, LOS ALAMITOS, 90720	
Program:	LUST	
Lat/Long:	34.0846753 / -1	
Local Agency Staff:	Not reported	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	

MOTOR SUPPLY CO. (Continued) **S100458736**

Summary: OLD CASE #032392-17

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: I-16555

L73 **ROBERT'S HOLIDAY LINES** **LUST** **S101296013**
East **401 FRONT** **HIST CORTESE** **N/A**
1/4-1/2 **COVINA, CA 91723**
0.417 mi.
2200 ft. **Site 2 of 2 in cluster L**

Relative:
Higher

Actual:
585 ft.

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	072991-01	
Status:	Remedial action (cleanup) Underway	
Substance:	1	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603700097	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19000	
Cross Street:	BARRANCA AVE.	
Enforcement Type:	Not reported	
Date Leak Discovered:	5/20/1991	
Date Leak First Reported:		6/18/1991
Date Leak Record Entered:	7/27/1991	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	5/20/1991	
Date Case Last Changed on Database:		7/29/1991
Date the Case was Closed:		Not reported
How Leak Discovered:	Tank Closure	
How Leak Stopped:	Not reported	
Cause of Leak:	Corrosion	
Leak Source:	Tank	
Operator:	MCKEEHAN, RANDY	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		3040.034308523298521533547 4449
Source of Cleanup Funding:		Tank
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		6/18/1991
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported

ROBERT'S HOLIDAY LINES (Continued) **S101296013**

Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: MR. RANDY MCKEEHAN
RP Address: 930 POINTSETTIA ST., SANTA ANA, 92701
Program: LUST
Lat/Long: 34.0916721 / -1
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: EXCAVATION OF SOIL TO DEPTH OF 26' FEET -TPH LEVELS AS TESTED AS 418.1 RANGE 4000-5000 PPM.

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 072991-01

M74 **COVINA DODGE** **RCRA-SQG** **1000255626**
South **345 S CITRUS** **CPS-SLIC** **CAD981674674**
1/4-1/2 **COVINA, CA 91723** **EMI**
0.473 mi. **HAZNET**
2496 ft. **Site 1 of 2 in cluster M**

Relative: **Lower**
Actual: **534 ft.**

RCRA-SQG:
Date form received by agency: 09/01/1996
Facility name: COVINA DODGE
Facility address: 345 S CITRUS
COVINA, CA 91723
EPA ID: CAD981674674
Mailing address: 345 S. CITRUS
COVINA, CA 91723
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Land type: Facility is not located on Indian land. Additional information is not known.
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: MAK INDUSTRIES INC
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

COVINA DODGE (Continued) **1000255626**

Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 09/13/1986
Site name: COVINA DODGE
Classification: Large Quantity Generator

Facility Has Received Notices of Violations:
Regulation violated: FR - 262.10-12.A
Area of violation: Generators - General
Date violation determined: 11/22/1993
Date achieved compliance: 11/22/1998
Violation lead agency: State
Enforcement action: Not reported
Enforcement action date: Not reported
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: Not reported

COVINA DODGE (Continued) **1000255626**

Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:
Evaluation date: 11/22/1993
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - General
Date achieved compliance: 11/22/1998
Evaluation lead agency: State Contractor/Grantee

CPS-SLIC:
Region: STATE
Facility Status: **Completed - Case Closed**
Status Date: 03/21/2000
Global Id: SLT43348346
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.088518
Longitude: -117.88922
Case Type: Cleanup Program Site
Case Worker: LM
Local Agency: Not reported
RB Case Number: 0538F
File Location: Not reported
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

EMI:
Year: 1987
County Code: 19
Air Basin: SC
Facility ID: 28951
Air District Name: SC
SIC Code: 5511
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 3
Reactive Organic Gases Tons/Yr: 3
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 80715
Air District Name: SC
SIC Code: 7532
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported

COVINA DODGE (Continued) **1000255626**

Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1990
County Code:	19
Air Basin:	SC
Facility ID:	28951
Air District Name:	SC
SIC Code:	5511
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1995
County Code:	19
Air Basin:	SC
Facility ID:	80715
Air District Name:	SC
SIC Code:	7532
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

HAZNET:

Facility Name:	COVINA DODGE
envid:	1000255626
Year:	1996
GEPAID:	CAD981674674
Contact:	Not reported
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	345 S. CITRUS
Mailing City,St,Zip:	COVINA, CA 917230000
Gen County:	Not reported
TSD EPA ID:	CAD093459485
TSD County:	Not reported
Waste Category:	Unspecified solvent mixture

COVINA DODGE (Continued) **1000255626**

Disposal Method:	Transfer Station
Tons:	.0166
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	1000255626
Year:	1995
GEPAID:	CAD981674674
Contact:	Not reported
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	345 S. CITRUS
Mailing City,St,Zip:	COVINA, CA 917230000
Gen County:	Not reported
TSD EPA ID:	CAT000613893
TSD County:	Not reported
Waste Category:	Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method:	Transfer Station
Tons:	.0250
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	1000255626
Year:	1995
GEPAID:	CAD981674674
Contact:	Not reported
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	345 S. CITRUS
Mailing City,St,Zip:	COVINA, CA 917230000
Gen County:	Not reported
TSD EPA ID:	CAD093459485
TSD County:	Not reported
Waste Category:	Unspecified solvent mixture
Disposal Method:	Transfer Station
Tons:	.0332
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	1000255626
Year:	1993
GEPAID:	CAD981674674
Contact:	Not reported
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	345 S. CITRUS
Mailing City,St,Zip:	COVINA, CA 917230000
Gen County:	Not reported
TSD EPA ID:	CAT080025711
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues less than 10 percent
Disposal Method:	Recycler
Tons:	0.54210000000
Cat Decode:	Not reported

COVINA DODGE (Continued) **1000255626**

Method Decode: Not reported
Facility County: Los Angeles

M75
South
1/4-1/2
0.479 mi.
2530 ft.

CHRYSLER - COVINA DODGE
345 CITRUS
COVINA, CA 91723

Site 2 of 2 in cluster M

CPS-SLIC **S103546855**
N/A

Relative:
Lower

Actual:
534 ft.

SLIC REG 4:
Region: 4
Facility Status: No further action required
SLIC: 0538F
Substance: TPH
Staff: Wendy Liu

76
ENE
1/2-1
0.510 mi.
2694 ft.

BROWN INTL CORP
633 N. BARRANCA AVE.
COVINA, CA 91723

RCRA-SQG **1000437579**
ENVIROSTOR **CAD982019614**
LUST
SWEEPS UST
HIST UST
CA FID UST
FINDS
ECHO
HIST CORTESE
WDS

Relative:
Higher

Actual:
591 ft.

RCRA-SQG:
Date form received by agency: 07/31/1987
Facility name: BROWN INTERNATIONAL CORP
Facility address: 633 N BARRANCA AVE
COVINA, CA 91723
EPA ID: CAD982019614
Mailing address: PO BOX 1170
COVINA, CA 91722
Contact: ENVIRONMENTAL MANAGER
Contact address: 633 N BARRANCA AVE
COVINA, CA 91723
Contact country: US
Contact telephone: 818-966-8361
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: BROWN INTERNATIONAL
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported

BROWN INTL CORP (Continued) **1000437579**

Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

ENVIROSTOR:
Facility ID: 71002966
Status: Refer: Other Agency
Status Date: Not reported
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup Chatsworth
Assembly: 48
Senate: 22
Special Program: Not reported
Restricted Use: NO

BROWN INTL CORP (Continued) **1000437579**

Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.09239
Longitude: -117.8827
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD982019614
Alias Type: EPA Identification Number
Alias Name: 110000477485
Alias Type: EPA (FRS #)
Alias Name: 71002966
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

LUST:
Lead Agency: LOS ANGELES COUNTY
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603704847
Global Id: T0603704847
Latitude: 34.092391
Longitude: -117.882774
Status: Completed - Case Closed
Status Date: 02/27/1996
Case Worker: JOA
RB Case Number: R-09673
Local Agency: LOS ANGELES COUNTY
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Aviation
Site History: Not reported

LUST:
Global Id: T0603704847
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Address: 900 S FREMONT AVE
City: ALHAMBRA

BROWN INTL CORP (Continued) **1000437579**

Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

Global Id: T0603704847
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603704847
Action Type: Other
Date: 02/27/1996
Action: Leak Reported

LUST:
Global Id: T0603704847
Status: Completed - Case Closed
Status Date: 02/27/1996

Global Id: T0603704847
Status: Open - Case Begin Date
Status Date: 02/27/1996

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: R-09673
Status: Case Closed
Substance: 1
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603704847
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: W MILTON
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 2/27/1996
Date Leak Record Entered: 5/1/1996
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 2/27/1996
Date the Case was Closed: 2/27/1996
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported

BROWN INTL CORP (Continued) **1000437579**

Operator:	MERSEY, FRED	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		3298.341370866321737033635 3784
Source of Cleanup Funding:		Not reported
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	BROWN INTERNATIONAL CORP	
RP Address:	633 N BARRANCA AVE, COVINA CA 91723-1297	
Program:	LUST	
Lat/Long:	34.0922531 / -1	
Local Agency Staff:	Not reported	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

SWEEPS UST:

Status:	Active
Comp Number:	9673
Number:	9
Board Of Equalization:	44-008511
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-009673-000001
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN
STG:	W
Content:	Not reported
Number Of Tanks:	1

HIST UST:

File Number:	0002684C
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002684C.pdf
Region:	STATE
Facility ID:	00000041104
Facility Type:	Other

BROWN INTL CORP (Continued) **1000437579**

Other Type:	MANUFACTURING
Contact Name:	Not reported
Telephone:	8189668361
Owner Name:	BROWN INTERNATIONAL CORPORATIO
Owner Address:	633 N. BARRANCA
Owner City,St,Zip:	COVINA, CA 91723
Total Tanks:	0005
Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00001000
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	Visual
Tank Num:	002
Container Num:	2
Year Installed:	1974
Tank Capacity:	00002000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor
Tank Num:	003
Container Num:	3
Year Installed:	1974
Tank Capacity:	00002000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor
Tank Num:	004
Container Num:	4
Year Installed:	1980
Tank Capacity:	00006000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor
Tank Num:	005
Container Num:	5
Year Installed:	1980
Tank Capacity:	00009970
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Click here for Geo Tracker PDF:

CA FID UST:
Facility ID: 19030864

BROWN INTL CORP (Continued) **1000437579**

Regulated By: UTNKA
Regulated ID: 00041104
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 8180000000
Mail To: Not reported
Mailing Address: BOX
Mailing Address 2: Not reported
Mailing City,St,Zip: COVINA
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

FINDS:

Registry ID: 110000477485

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

US EPA TRIS (Toxics Release Inventory System) contains information from facilities on the amounts of over 300 listed toxic chemicals that these facilities release directly to air, water, land, or that are transported off-site.

HAZARDOUS AIR POLLUTANT MAJOR

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000437579
Registry ID: 110000477485
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110000477485

HIST CORTESE:

Region: CORTESE
Facility County Code: 19
Reg By: LTNKA

BROWN INTL CORP (Continued) **1000437579**

Reg Id: R-09673

WDS:

Facility ID:	4 19I010914
Facility Type:	Not reported
Facility Status:	Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number:	CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion:	4
Facility Telephone:	Not reported
Facility Contact:	Not reported
Agency Name:	BROWN INTERNATIONAL CORP
Agency Address:	Not reported
Agency City,St,Zip:	0
Agency Contact:	Not reported
Agency Telephone:	Not reported
Agency Type:	Not reported
SIC Code:	0
SIC Code 2:	Not reported
Primary Waste Type:	Not reported
Primary Waste:	Not reported
Waste Type2:	Not reported
Waste2:	Not reported
Primary Waste Type:	Not reported
Secondary Waste:	Not reported
Secondary Waste Type:	Not reported
Design Flow:	0
Baseline Flow:	0
Reclamation:	Not reported
POTW:	Not reported
Treat To Water:	Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
Complexity:	Category C - Facilities having no waste treatment systems, such as cooling water dischargers or thosewho must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

77
ENE
1/2-1
0.602 mi.
3181 ft.

ELDON DRAPERY CLEANERS (FORMER) **ENVIROSTOR** **S106843118**
551 E. EDNA PLACE **N/A**
COVINA, CA 91723

Relative:
Higher

Actual:
597 ft.

ENVIROSTOR:

Facility ID:	19720036
Status:	Refer: 1248 Local Agency
Status Date:	11/28/2001
Site Code:	Not reported
Site Type:	Evaluation
Site Type Detailed:	Evaluation

ELDON DRAPERY CLEANERS (FORMER) (Continued) **S106843118**

Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Referred - Not Assigned
Division Branch: Cleanup Cypress
Assembly: 57
Senate: Not reported
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not Applicable
Latitude: 34.09360
Longitude: -117.8801
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 19720036
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

78
East
1/2-1
0.727 mi.
3836 ft.

JONES & ROY COMPANY **ENVIROSTOR** **S101480821**
620 NORTH COMMERCIAL AVENUE **N/A**
COVINA, CA 91723

Relative:
Higher

Actual:
602 ft.

ENVIROSTOR:
Facility ID: 19340730
Status: Refer: Other Agency
Status Date: 04/24/1984
Site Code: Not reported
Site Type: Historical
Site Type Detailed: * Historical
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported

JONES & ROY COMPANY (Continued) **S101480821**

Supervisor:	* Mmonroy
Division Branch:	Cleanup Chatsworth
Assembly:	48
Senate:	22
Special Program:	* RCRA 3012 - Past Haz Waste Disp Inven Site
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not reported
Latitude:	34.09196
Longitude:	-117.8772
APN:	8429021005
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	VIP MACHINE INC
Alias Type:	Alternate Name
Alias Name:	8429021005
Alias Type:	APN
Alias Name:	CAD063799746
Alias Type:	EPA Identification Number
Alias Name:	110002653664
Alias Type:	EPA (FRS #)
Alias Name:	19340730
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Screening
Completed Date:	10/25/1994
Comments:	Database verification program confirms NFA for DTSC.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Assessment Report
Completed Date:	04/24/1984
Comments:	SOURCE ACT: CO SANIT B PERMT #6381 METAL STAMPING & WIRING FORMIG SUBMIT TO EPA PRELIM ASSESS DONE RCRA 3012

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	* Discovery
Completed Date:	09/26/1983
Comments:	FACILITY IDENTIFIED ID FROM ERRIS

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

79
South
1/2-1
0.826 mi.
4361 ft.

SAI AUTO GROUP
626 S. CITRUS AVENUE
COVINA, CA 91723

ENVIROSTOR **S106092444**
N/A

Relative:
Lower

Actual:
520 ft.

ENVIROSTOR:

Facility ID:	19550030
Status:	Refer: 1248 Local Agency
Status Date:	07/16/2001
Site Code:	Not reported
Site Type:	Evaluation
Site Type Detailed:	Evaluation
Acres:	0
NPL:	NO
Regulatory Agencies:	LOS ANGELES COUNTY
Lead Agency:	LOS ANGELES COUNTY
Program Manager:	Not reported
Supervisor:	Referred - Not Assigned
Division Branch:	Cleanup Cypress
Assembly:	48
Senate:	22
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not Applicable
Latitude:	34.07831
Longitude:	-117.8893
APN:	8451-01-044, 8451-01-045
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	8451-01-044
Alias Type:	APN
Alias Name:	8451-01-045
Alias Type:	APN
Alias Name:	19550030
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	SB 1248 Notification
Completed Date:	07/10/2001
Comments:	SB 1248 Los Angeles County
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

Count: 2 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
COVINA	1024640899	COVINA CHEVROLET CAR STOP INC DBA	635 S CITRUS AVE	91723	FINDS, ECHO
WEST COVINA	1024637481	WEST COVINA MOTOR GROUP LLC DBA WE	205 N CITRUS ST	91791	FINDS, ECHO

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 03/11/2019
Date Data Arrived at EDR: 03/14/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 18

Source: EPA
Telephone: N/A
Last EDR Contact: 04/05/2019
Next Scheduled EDR Contact: 07/15/2019
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 10
Telephone 206-553-8665

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 03/11/2019
Date Data Arrived at EDR: 03/14/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 18

Source: EPA
Telephone: N/A
Last EDR Contact: 04/05/2019
Next Scheduled EDR Contact: 07/15/2019
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 03/11/2019
Date Data Arrived at EDR: 03/14/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 18

Source: EPA
Telephone: N/A
Last EDR Contact: 04/05/2019
Next Scheduled EDR Contact: 07/15/2019
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/07/2016
Date Data Arrived at EDR: 01/05/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 92

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 04/05/2019
Next Scheduled EDR Contact: 07/15/2019
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/06/2019
Date Data Arrived at EDR: 02/15/2019
Date Made Active in Reports: 03/15/2019
Number of Days to Update: 28

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/14/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 02/06/2019
Date Data Arrived at EDR: 02/15/2019
Date Made Active in Reports: 03/15/2019
Number of Days to Update: 28

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/14/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/27/2019
Next Scheduled EDR Contact: 07/08/2019
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/27/2019
Next Scheduled EDR Contact: 07/08/2019
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/27/2019
Next Scheduled EDR Contact: 07/08/2019
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/27/2019
Next Scheduled EDR Contact: 07/08/2019
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/27/2019
Next Scheduled EDR Contact: 07/08/2019
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 10/17/2018
Date Data Arrived at EDR: 10/25/2018
Date Made Active in Reports: 12/07/2018
Number of Days to Update: 43

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 02/07/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 01/31/2019
Date Data Arrived at EDR: 02/04/2019
Date Made Active in Reports: 03/08/2019
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/04/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 01/31/2019
Date Data Arrived at EDR: 02/04/2019
Date Made Active in Reports: 03/08/2019
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/04/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 02/04/2019
Date Data Arrived at EDR: 02/08/2019
Date Made Active in Reports: 03/08/2019
Number of Days to Update: 28

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 03/26/2019
Next Scheduled EDR Contact: 07/08/2019
Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 01/28/2019
Date Data Arrived at EDR: 01/29/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 35

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/29/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 01/28/2019
Date Data Arrived at EDR: 01/29/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 35

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/29/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 02/11/2019
Date Data Arrived at EDR: 02/12/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 21

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 02/12/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)

Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 12/11/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/25/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/24/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/01/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 03/05/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/13/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)
Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 05/15/2017
Date Data Arrived at EDR: 05/30/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 136

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 03/25/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Varies

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases
UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 03/11/2019
Date Data Arrived at EDR: 03/13/2019
Date Made Active in Reports: 04/03/2019
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 03/13/2019
Next Scheduled EDR Contact: 06/24/2019
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 12/11/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 03/18/2019
Next Scheduled EDR Contact: 07/01/2019
Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/25/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/24/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/01/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/13/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 03/05/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 03/25/2019
Next Scheduled EDR Contact: 07/08/2019
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 01/28/2019
Date Data Arrived at EDR: 01/29/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 35

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/29/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Quarterly

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfieds Sites Listing

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 12/20/2018
Date Data Arrived at EDR: 12/21/2018
Date Made Active in Reports: 02/28/2019
Number of Days to Update: 69

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 03/26/2019
Next Scheduled EDR Contact: 07/08/2019
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/17/2018
Date Data Arrived at EDR: 12/18/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 24

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/19/2019
Next Scheduled EDR Contact: 07/01/2019
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 01/28/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: No Update Planned

SWRCY: Recycler Database
A listing of recycling facilities in California.

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/12/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 34

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/13/2019
Next Scheduled EDR Contact: 06/24/2019
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing
A listing of registered waste tire haulers.

Date of Government Version: 02/09/2019
Date Data Arrived at EDR: 02/12/2019
Date Made Active in Reports: 03/27/2019
Number of Days to Update: 43

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 03/26/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 01/29/2019
Next Scheduled EDR Contact: 05/13/2019
Data Release Frequency: Varies

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 02/01/2019
Next Scheduled EDR Contact: 05/13/2019
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 09/21/2018
Date Data Arrived at EDR: 09/21/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 49

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/21/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 01/28/2019
Date Data Arrived at EDR: 01/29/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 35

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/29/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/12/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 55

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 04/08/2019
Next Scheduled EDR Contact: 07/22/2019
Data Release Frequency: Varies

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 38

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 01/24/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/21/2018
Date Data Arrived at EDR: 09/21/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 49

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/21/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 12/04/2018
Date Data Arrived at EDR: 12/06/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 8

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 02/21/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 09/11/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/11/2018
Number of Days to Update: 29

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Varies

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CERS TANKS: California Environmental Reporting System (CERS) Tanks

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 38

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 01/24/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Quarterly

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 02/28/2019
Date Data Arrived at EDR: 03/01/2019
Date Made Active in Reports: 04/02/2019
Number of Days to Update: 32

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/27/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 03/11/2019
Date Data Arrived at EDR: 03/14/2019
Date Made Active in Reports: 03/21/2019
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 03/14/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 03/04/2019
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 27

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 03/05/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 02/08/2019
Date Data Arrived at EDR: 02/08/2019
Date Made Active in Reports: 03/21/2019
Number of Days to Update: 41

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/26/2019
Next Scheduled EDR Contact: 07/08/2019
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System
California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 10/24/2018
Date Data Arrived at EDR: 01/24/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 40

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 01/24/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)
Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)
Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch
Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/27/2019
Next Scheduled EDR Contact: 07/08/2019
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 04/03/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 01/11/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 01/11/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/15/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 01/31/2019
Date Data Arrived at EDR: 02/04/2019
Date Made Active in Reports: 03/08/2019
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 03/26/2019
Next Scheduled EDR Contact: 07/08/2019
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 02/08/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 02/08/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/21/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 198

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/22/2019
Next Scheduled EDR Contact: 07/01/2019
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 01/10/2018
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 2

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/20/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 03/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 03/11/2019
Date Data Arrived at EDR: 03/14/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 18

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/14/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 02/01/2019
Date Data Arrived at EDR: 02/14/2019
Date Made Active in Reports: 03/21/2019
Number of Days to Update: 35

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/22/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 08/13/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 36

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 03/14/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 09/14/2018
Date Data Arrived at EDR: 10/11/2018
Date Made Active in Reports: 12/07/2018
Number of Days to Update: 57

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 01/11/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 04/08/2019
Next Scheduled EDR Contact: 07/22/2019
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/2016
Date Data Arrived at EDR: 09/08/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 43

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 01/22/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 03/05/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 05/24/2017
Date Data Arrived at EDR: 11/30/2017
Date Made Active in Reports: 12/15/2017
Number of Days to Update: 15
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 01/02/2019
Date Data Arrived at EDR: 01/03/2019
Date Made Active in Reports: 03/15/2019
Number of Days to Update: 71
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 04/02/2019
Next Scheduled EDR Contact: 07/15/2019
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data
Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 01/29/2019
Date Made Active in Reports: 03/21/2019
Number of Days to Update: 51
Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/29/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 02/11/2019
Date Made Active in Reports: 03/21/2019
Number of Days to Update: 38

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/05/2019
Next Scheduled EDR Contact: 07/22/2019
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 06/23/2017
Date Data Arrived at EDR: 10/11/2017
Date Made Active in Reports: 11/03/2017
Number of Days to Update: 23

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/22/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 03/11/2019
Date Data Arrived at EDR: 03/14/2019
Date Made Active in Reports: 03/21/2019
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 04/05/2019
Next Scheduled EDR Contact: 07/15/2019
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/27/2018
Date Data Arrived at EDR: 02/27/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 33

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/27/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 03/01/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 03/01/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/21/2019
Next Scheduled EDR Contact: 06/24/2019
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/15/2019
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 03/15/2019
Number of Days to Update: 10

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 03/05/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 01/17/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 74

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 01/14/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 07/26/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 71

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 03/01/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 03/03/2019
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 03/05/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/19/2019
Date Data Arrived at EDR: 02/21/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 39

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/21/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 12/20/2018
Date Data Arrived at EDR: 12/21/2018
Date Made Active in Reports: 02/28/2019
Number of Days to Update: 69

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 03/26/2019
Next Scheduled EDR Contact: 07/08/2019
Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing

list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 01/23/2019
Date Data Arrived at EDR: 02/26/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 34

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 02/26/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Varies

CUPA SAN FRANCISCO CO: CUPA Facility Listing

Cupa facilities

Date of Government Version: 09/11/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 09/19/2018
Number of Days to Update: 7

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing

A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 02/27/2019
Date Data Arrived at EDR: 02/28/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 32

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 02/27/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner’s agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 12/13/2018
Date Data Arrived at EDR: 01/17/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 47

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 02/27/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Annually

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 10/04/2018
Date Data Arrived at EDR: 10/05/2018
Date Made Active in Reports: 11/01/2018
Number of Days to Update: 27

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 03/22/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Varies

EMI: Emissions Inventory Data
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/20/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 47

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 03/22/2019
Next Scheduled EDR Contact: 07/01/2019
Data Release Frequency: Varies

ENF: Enforcement Action Listing
A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 11/01/2018
Date Data Arrived at EDR: 11/02/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 41

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 03/18/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 01/10/2019
Date Data Arrived at EDR: 01/23/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 41

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 02/15/2019
Date Data Arrived at EDR: 02/19/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 14

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 02/11/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data
Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 10/10/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 37

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 04/08/2019
Next Scheduled EDR Contact: 07/22/2019
Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 02/19/2019
Date Data Arrived at EDR: 02/20/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 13

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 02/20/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 02/19/2019
Date Data Arrived at EDR: 02/20/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 13

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/20/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 01/07/2019
Date Data Arrived at EDR: 01/08/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 56

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 01/08/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/12/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 34

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 02/20/2019
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 04/02/2019
Number of Days to Update: 28

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 03/05/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Varies

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 02/11/2019
Date Data Arrived at EDR: 02/12/2019
Date Made Active in Reports: 03/07/2019
Number of Days to Update: 23

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 02/12/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing
A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 03/04/2019
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 04/05/2019
Number of Days to Update: 31

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 03/05/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/12/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 34

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/13/2019
Next Scheduled EDR Contact: 06/24/2019
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 09/19/2018
Date Data Arrived at EDR: 09/20/2018
Date Made Active in Reports: 10/19/2018
Number of Days to Update: 29

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 03/18/2019
Next Scheduled EDR Contact: 07/01/2019
Data Release Frequency: No Update Planned

UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 04/27/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/17/2018
Number of Days to Update: 34

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 03/13/2019
Next Scheduled EDR Contact: 06/24/2019
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing

Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 07/11/2018
Date Made Active in Reports: 09/13/2018
Number of Days to Update: 64

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 01/11/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Varies

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Quarterly

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)

Military privatized sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)

Projects sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing

In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/12/2018
Date Made Active in Reports: 01/18/2019
Number of Days to Update: 37

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 03/13/2019
Next Scheduled EDR Contact: 06/24/2019
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 03/05/2019
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 04/02/2019
Number of Days to Update: 28

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 03/05/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 38

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 01/24/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 03/25/2019
Next Scheduled EDR Contact: 07/08/2019
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)

Produced water ponds sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)

Sampling point - public sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)

Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 04/08/2019
Next Scheduled EDR Contact: 07/22/2019
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 01/07/2019
Date Data Arrived at EDR: 01/08/2019
Date Made Active in Reports: 03/08/2019
Number of Days to Update: 59

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 04/08/2019
Next Scheduled EDR Contact: 04/24/2047
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List

Cupa Facility List

Date of Government Version: 01/07/2019
Date Data Arrived at EDR: 01/08/2019
Date Made Active in Reports: 03/07/2019
Number of Days to Update: 58

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 02/27/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Varies

BUTTE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 04/08/2019
Next Scheduled EDR Contact: 07/22/2019
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 01/24/2019
Date Data Arrived at EDR: 01/25/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 39

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 03/25/2019
Next Scheduled EDR Contact: 07/08/2019
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 02/27/2019
Date Data Arrived at EDR: 02/28/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 32

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 02/27/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 02/14/2019
Date Data Arrived at EDR: 02/19/2019
Date Made Active in Reports: 03/08/2019
Number of Days to Update: 17

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 01/28/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 01/16/2019
Date Data Arrived at EDR: 02/05/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 28

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 01/28/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 02/27/2019
Date Data Arrived at EDR: 02/28/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 32

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 01/28/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 10/16/2018
Date Data Arrived at EDR: 10/18/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 27

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 03/29/2019
Next Scheduled EDR Contact: 07/15/2019
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 12/11/2018
Date Data Arrived at EDR: 12/13/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 33

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 11/19/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 01/18/2019
Date Data Arrived at EDR: 01/23/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 41

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

KERN COUNTY:

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 01/28/2019
Date Data Arrived at EDR: 02/07/2019
Date Made Active in Reports: 03/08/2019
Number of Days to Update: 29

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 02/14/2019
Date Data Arrived at EDR: 02/19/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 14

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 02/08/2019
Date Data Arrived at EDR: 02/12/2019
Date Made Active in Reports: 03/12/2019
Number of Days to Update: 28

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 01/14/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/17/2019
Date Data Arrived at EDR: 01/18/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 46

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 03/18/2019
Next Scheduled EDR Contact: 07/01/2019
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 12/19/2018
Date Data Arrived at EDR: 01/10/2019
Date Made Active in Reports: 03/07/2019
Number of Days to Update: 56

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 04/08/2019
Next Scheduled EDR Contact: 07/22/2019
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

Date of Government Version: 01/14/2019
Date Data Arrived at EDR: 01/15/2019
Date Made Active in Reports: 03/07/2019
Number of Days to Update: 51

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 01/15/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 01/15/2019
Date Made Active in Reports: 03/07/2019
Number of Days to Update: 51

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 01/15/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 01/30/2019
Date Data Arrived at EDR: 02/01/2019
Date Made Active in Reports: 03/07/2019
Number of Days to Update: 34

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 02/01/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 01/14/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Semi-Annually

UST LONG BEACH: City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/09/2017
Date Data Arrived at EDR: 03/10/2017
Date Made Active in Reports: 05/03/2017
Number of Days to Update: 54

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Annually

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 10/02/2018
Date Data Arrived at EDR: 10/05/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 28

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 02/20/2019
Date Data Arrived at EDR: 02/22/2019
Date Made Active in Reports: 03/07/2019
Number of Days to Update: 13

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 02/15/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 03/29/2019
Next Scheduled EDR Contact: 07/15/2019
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/29/2018
Date Data Arrived at EDR: 08/31/2018
Date Made Active in Reports: 09/19/2018
Number of Days to Update: 19

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 03/18/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 02/21/2019
Date Data Arrived at EDR: 02/26/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 34

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 02/21/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 02/05/2019
Date Data Arrived at EDR: 02/07/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 26

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 04/01/2019
Next Scheduled EDR Contact: 07/15/2019
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/21/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 02/21/2019
Date Data Arrived at EDR: 02/22/2019
Date Made Active in Reports: 03/08/2019
Number of Days to Update: 14

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/21/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 01/25/2019
Date Data Arrived at EDR: 01/29/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 35

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 01/28/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 01/02/2019
Date Data Arrived at EDR: 02/07/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 26

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/04/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 01/02/2019
Date Data Arrived at EDR: 02/08/2019
Date Made Active in Reports: 03/06/2019
Number of Days to Update: 26

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/04/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 01/02/2019
Date Data Arrived at EDR: 02/05/2019
Date Made Active in Reports: 03/08/2019
Number of Days to Update: 31

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/05/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 11/29/2018
Date Data Arrived at EDR: 12/04/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 38

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 02/27/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 01/14/2019
Date Data Arrived at EDR: 01/18/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 46

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 01/29/2019
Date Data Arrived at EDR: 01/31/2019
Date Made Active in Reports: 03/06/2019
Number of Days to Update: 34

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 03/18/2019
Next Scheduled EDR Contact: 07/01/2019
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 01/29/2019
Date Data Arrived at EDR: 01/31/2019
Date Made Active in Reports: 03/08/2019
Number of Days to Update: 36

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 03/18/2019
Next Scheduled EDR Contact: 07/01/2019
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 11/07/2018
Date Data Arrived at EDR: 01/04/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 60

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 04/02/2019
Next Scheduled EDR Contact: 07/15/2019
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 11/07/2018
Date Data Arrived at EDR: 12/28/2018
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 67

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 04/02/2019
Next Scheduled EDR Contact: 07/15/2019
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List

Cupa facility list

Date of Government Version: 11/15/2018
Date Data Arrived at EDR: 11/16/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 27

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 02/27/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 02/27/2019
Date Data Arrived at EDR: 02/28/2019
Date Made Active in Reports: 04/02/2019
Number of Days to Update: 33

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 02/19/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 03/04/2019
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 04/02/2019
Number of Days to Update: 28

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 03/05/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities
San Diego County Solid Waste Facilities.

Date of Government Version: 04/18/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 56
Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing
A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 38
Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 03/06/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

SAN DIEGO CO. SAM: Environmental Case Listing
The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24
Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 02/27/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

LUST SAN FRANCISCO: Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10
Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Quarterly

UST SAN FRANCISCO: Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/05/2018
Date Data Arrived at EDR: 11/06/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 38
Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15
Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 03/18/2019
Next Scheduled EDR Contact: 07/01/2019
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 02/13/2019
Date Data Arrived at EDR: 02/15/2019
Date Made Active in Reports: 03/14/2019
Number of Days to Update: 27

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 12/12/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 34

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 03/13/2019
Next Scheduled EDR Contact: 06/24/2019
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 12/13/2018
Date Data Arrived at EDR: 12/18/2018
Date Made Active in Reports: 01/23/2019
Number of Days to Update: 36

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 03/25/2019
Next Scheduled EDR Contact: 06/24/2019
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 02/13/2019
Date Data Arrived at EDR: 02/19/2019
Date Made Active in Reports: 03/06/2019
Number of Days to Update: 15

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13
Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 02/21/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Annually

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 01/30/2019
Date Data Arrived at EDR: 02/01/2019
Date Made Active in Reports: 03/07/2019
Number of Days to Update: 34
Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90
Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51
Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 11/29/2018
Date Data Arrived at EDR: 12/04/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 38
Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 02/27/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 03/05/2019
Date Data Arrived at EDR: 03/07/2019
Date Made Active in Reports: 04/03/2019
Number of Days to Update: 27
Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 02/27/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 12/21/2018
Date Data Arrived at EDR: 12/27/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 19

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 03/25/2019
Next Scheduled EDR Contact: 07/08/2019
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 01/08/2019
Date Data Arrived at EDR: 01/10/2019
Date Made Active in Reports: 03/06/2019
Number of Days to Update: 55

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 04/08/2019
Next Scheduled EDR Contact: 07/08/2019
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 12/11/2018
Date Data Arrived at EDR: 12/13/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 33

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 12/13/2018
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 02/28/2019
Date Data Arrived at EDR: 03/01/2019
Date Made Active in Reports: 04/03/2019
Number of Days to Update: 33

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 02/27/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 12/13/2018
Date Data Arrived at EDR: 12/18/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 28

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 01/18/2019
Date Data Arrived at EDR: 01/23/2019
Date Made Active in Reports: 03/06/2019
Number of Days to Update: 42

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 12/26/2018
Date Data Arrived at EDR: 12/27/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 19

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 03/18/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 12/26/2018
Date Data Arrived at EDR: 01/24/2019
Date Made Active in Reports: 02/28/2019
Number of Days to Update: 35

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 01/22/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/29/2019
Next Scheduled EDR Contact: 07/15/2019
Data Release Frequency: Annually

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 02/07/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Quarterly

MED WASTE VENTURA: Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 12/26/2018
Date Data Arrived at EDR: 01/24/2019
Date Made Active in Reports: 03/07/2019
Number of Days to Update: 42
Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 01/22/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 02/26/2019
Date Data Arrived at EDR: 03/13/2019
Date Made Active in Reports: 04/03/2019
Number of Days to Update: 21
Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/13/2019
Next Scheduled EDR Contact: 06/24/2019
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 12/26/2018
Date Data Arrived at EDR: 01/03/2019
Date Made Active in Reports: 01/16/2019
Number of Days to Update: 13
Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 03/29/2019
Next Scheduled EDR Contact: 07/15/2019
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 02/08/2019
Date Data Arrived at EDR: 02/12/2019
Date Made Active in Reports: 03/06/2019
Number of Days to Update: 22
Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 01/28/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 02/11/2019
Date Data Arrived at EDR: 02/12/2019
Date Made Active in Reports: 03/04/2019
Number of Days to Update: 20
Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/12/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 07/13/2018
Date Made Active in Reports: 08/01/2018
Number of Days to Update: 19

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 01/30/2019
Date Made Active in Reports: 02/14/2019
Number of Days to Update: 15

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/30/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/27/2018
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 01/11/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 02/23/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 45

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/19/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/15/2018
Date Made Active in Reports: 07/09/2018
Number of Days to Update: 24

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/11/2019
Next Scheduled EDR Contact: 06/24/2019
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: PennWell Corporation
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data
Source: PennWell Corporation
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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Appendix F

Hydrology

HYDROLOGY STUDY
FOR

Tract No. 73661
Covina, CA

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October 2017

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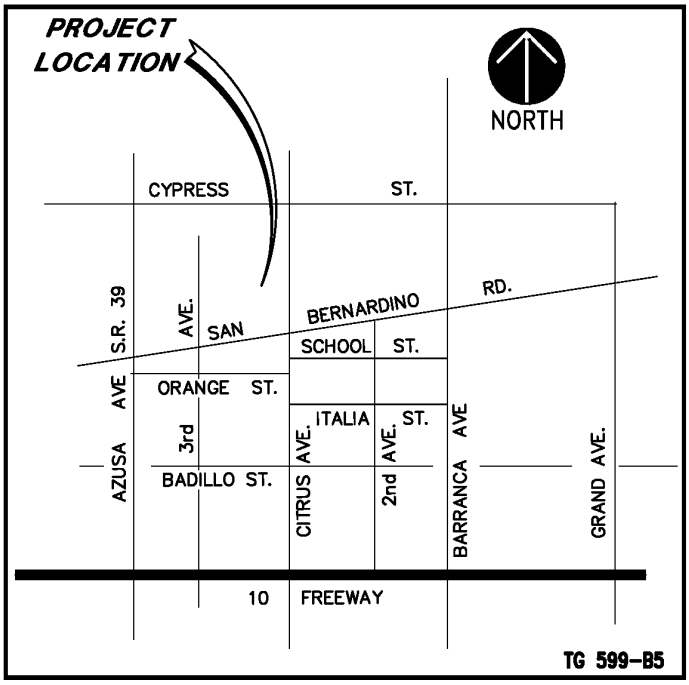
VII. HYDROLOGY MAP-EXISTING AND DEVELOPED CONDITIONS

I. VICINITY MAP



VICINITY MAP
N.T.S.

II. SOILS AND RAIN FALL INTENSITY MAPS

From Los Angeles County Hydrology Manual edition 2006
County Hydrology Map: Page 1-H21
50-year 24-hour rainfall: 7.1 inches
85th percentile rainfall: 1.0”
Soil Identification: 006

III. DISCUSSION

III. DISCUSSION

Introduction

The purpose of the attached analysis is to determine the existing and proposed storm water discharge flow for the project. Tentative Tract 73661 is located at 137 San Bernardino Place and 141 W Geneva Road in the City of Covina, California. The project is bound by 3rd Avenue on the west and San Bernardino Road on the south with residential lots to the north.

The project site is 5.43 acres and currently consists of a commercial lot with various commercial buildings.

This hydrology report will calculate the 2, 10, 25, and 50-year storm water runoff for this location.

Existing Conditions

The existing site is currently a large commercial lot with various commercial buildings. The site drains south west toward 3rd Avenue and San Bernardino Rd at a gradient of 1.5%.

Project Description

The proposed project consists of the construction of 8 new condominium buildings and 1 podium building with private streets.

Roof runoff will drain to landscape areas and enter an area drainage system which will drain into the storm drain system. Street drainage will drain into catch basins which will lead to the storm drains. Excess flow will also drain into the storm drain system. The storm drains will connect into underground infiltration chambers and then tie into the 48” storm drain on San Bernardino Road.

Hydrology and Calculation Methodology

The hydrology study was performed utilizing Los Angeles County Department of Public Works (LACDPW) Modified Rational Methodology (MODRAT) and in accordance with the requirements of the Los Angeles County Hydrology Manual 2006 version. The 50-year storm event was used in the study. The 50-year, 24-hour rainfall for this site is 7.1 inches per Los Angeles County Hydrological Map 1-H21.

Conclusion

The proposed project consists of 8 condominium buildings and 1 podium building. Roof drainage will be diverted to landscape areas. The drainage from the landscape and hardscape will be collected in area drains and diverted to the curb and gutter system in the street. Street drainage will drain into catch basins which will lead to the storm drains. Excess flow will also drain into the storm drain system. The storm drains will connect into underground infiltration chambers and then tie into the 48” storm drain on San Bernardino Road.

A table of pre- and post-construction flows can be seen in the table below:

Condition	2-YR Flow (cfs)	10-YR Flow (cfs)	25-YR Flow (cfs)	50-YR Flow (cfs)	85th % vol. (cu-ft)
Pre-Developed Condition	4.835	11.1119	14.50	17.63	1.21
Post-Developed Condition	4.60	10.88	14.32	17.52	1.017
Percent Change	-4.8%	-2.1%	-1.2%	-0.6%	-16.0%

IV. 2, 10, 25, & 50-YEAR HYDROLOGY CALCULATIONS – UN-DEVELOPED EXISTING CONDITION

V. 2, 10, 25, & 50-YEAR HYDROLOGY CALCULATIONS – DEVELOPED CONDITION

Peak Flow Hydrologic Analysis

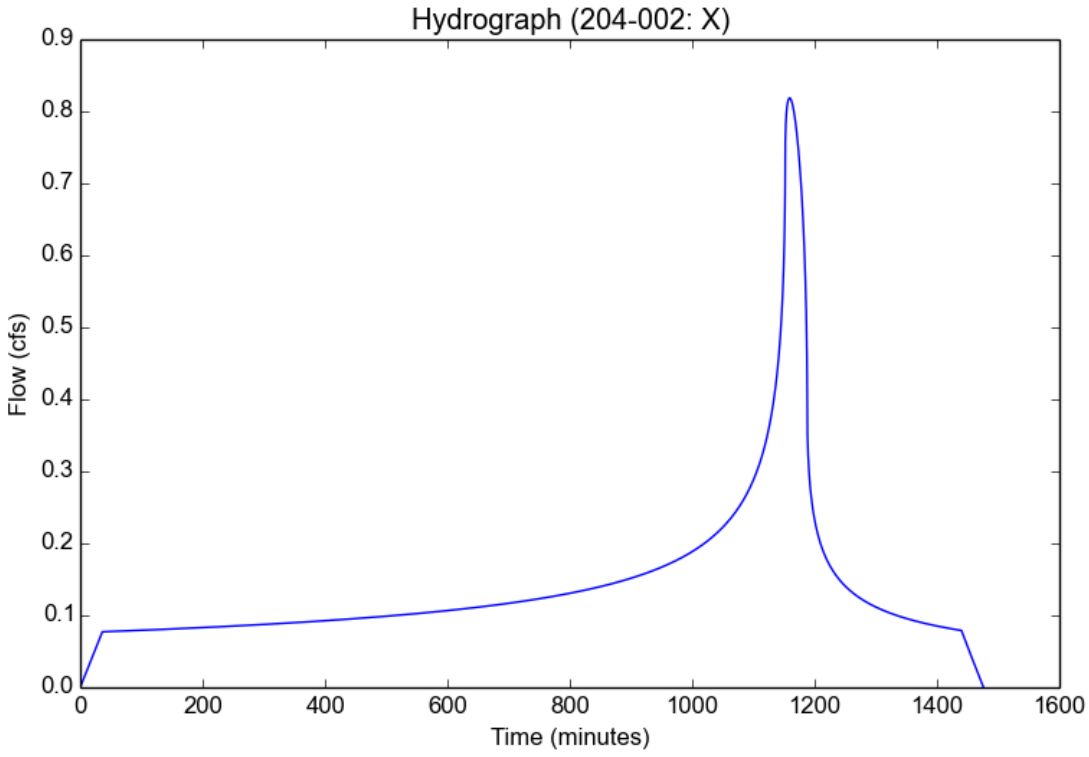
File location: P:/204-002/Admin/Reports/Hydrology/Lot A/Calcs/X_75.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	204-002
Subarea ID	X
Area (ac)	5.43
Flow Path Length (ft)	710.0
Flow Path Slope (vft/hft)	0.012
0.75-inch Rainfall Depth (in)	0.75
Percent Impervious	0.94
Soil Type	6
Design Storm Frequency	0.75 inch storm
Fire Factor	0
LID	True

Output Results

Modeled (0.75 inch storm) Rainfall Depth (in)	0.75
Peak Intensity (in/hr)	0.1769
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.852
Time of Concentration (min)	36.0
Clear Peak Flow Rate (cfs)	0.8186
Burned Peak Flow Rate (cfs)	0.8186
24-Hr Clear Runoff Volume (ac-ft)	0.2868
24-Hr Clear Runoff Volume (cu-ft)	12491.3793



Peak Flow Hydrologic Analysis

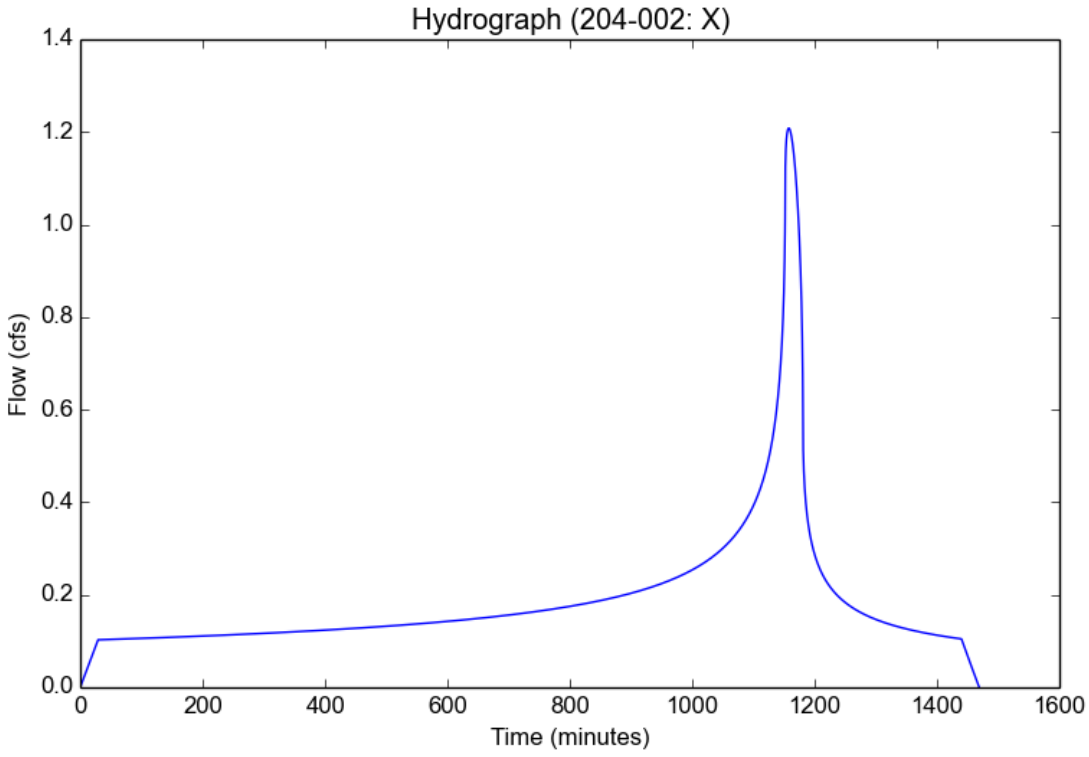
File location: P:/204-002/Admin/Reports/Hydrology/Lot A/Calcs/X_85.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	204-002
Subarea ID	X
Area (ac)	5.43
Flow Path Length (ft)	710.0
Flow Path Slope (vft/hft)	0.012
85th Percentile Rainfall Depth (in)	1.0
Percent Impervious	0.94
Soil Type	6
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	1.0
Peak Intensity (in/hr)	0.2612
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.852
Time of Concentration (min)	29.0
Clear Peak Flow Rate (cfs)	1.2082
Burned Peak Flow Rate (cfs)	1.2082
24-Hr Clear Runoff Volume (ac-ft)	0.3823
24-Hr Clear Runoff Volume (cu-ft)	16655.0746



Peak Flow Hydrologic Analysis

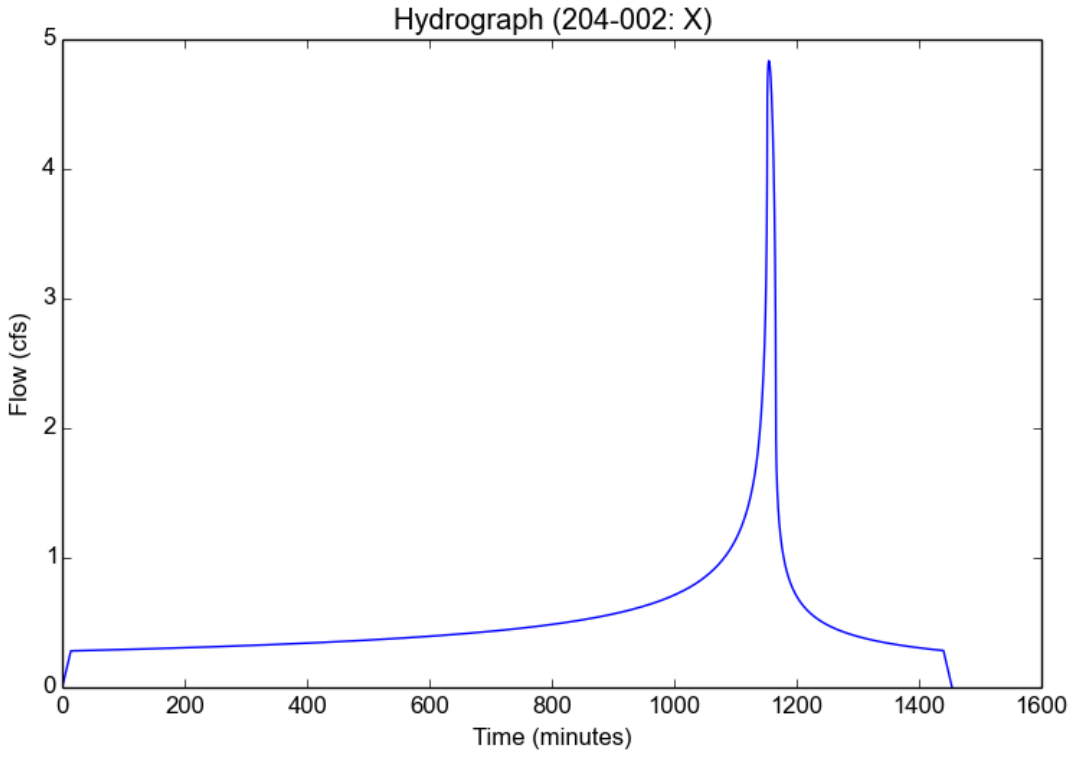
File location: P:/204-002/Admin/Reports/Hydrology/Lot A/Calcs/X_2.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	204-002
Subarea ID	X
Area (ac)	5.43
Flow Path Length (ft)	710.0
Flow Path Slope (vft/hft)	0.012
50-yr Rainfall Depth (in)	7.1
Percent Impervious	0.94
Soil Type	6
Design Storm Frequency	2-yr
Fire Factor	0
LID	False

Output Results

Modeled (2-yr) Rainfall Depth (in)	2.7477
Peak Intensity (in/hr)	1.0104
Undeveloped Runoff Coefficient (Cu)	0.5871
Developed Runoff Coefficient (Cd)	0.8812
Time of Concentration (min)	14.0
Clear Peak Flow Rate (cfs)	4.835
Burned Peak Flow Rate (cfs)	4.835
24-Hr Clear Runoff Volume (ac-ft)	1.054
24-Hr Clear Runoff Volume (cu-ft)	45910.5775



Peak Flow Hydrologic Analysis

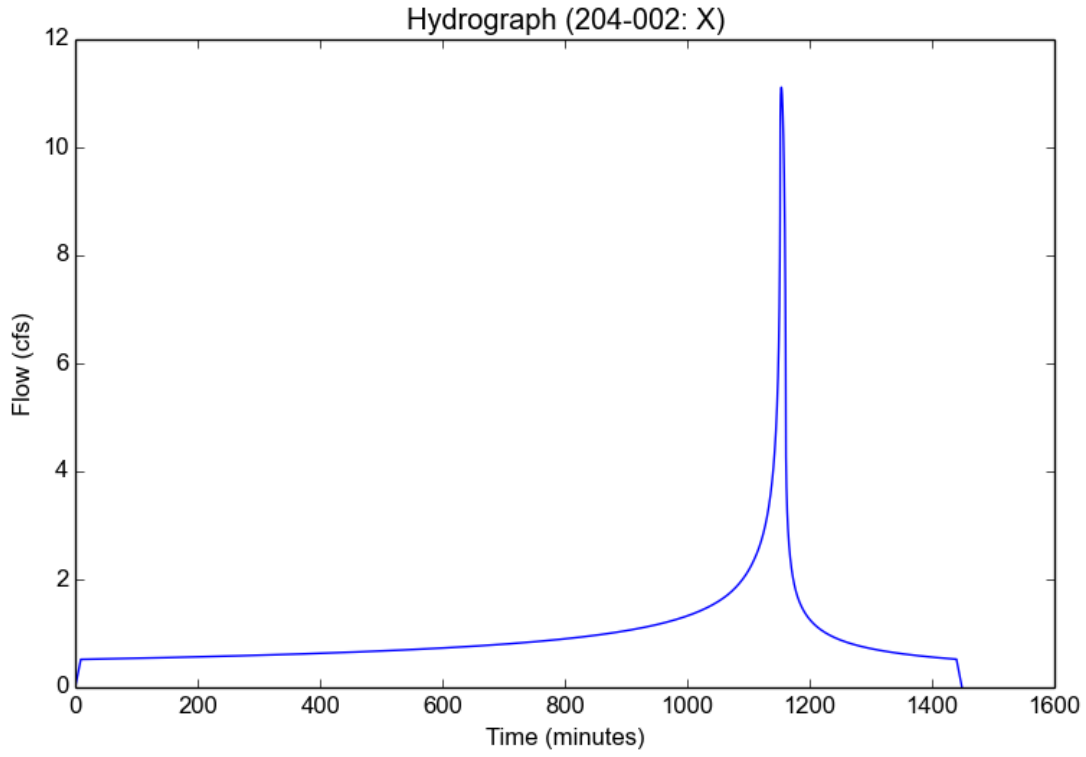
File location: P:/204-002/Admin/Reports/Hydrology/Lot A/Calcs/X_10.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	204-002
Subarea ID	X
Area (ac)	5.43
Flow Path Length (ft)	710.0
Flow Path Slope (vft/hft)	0.012
50-yr Rainfall Depth (in)	7.1
Percent Impervious	0.94
Soil Type	6
Design Storm Frequency	10-yr
Fire Factor	0
LID	False

Output Results

Modeled (10-yr) Rainfall Depth (in)	5.0694
Peak Intensity (in/hr)	2.2945
Undeveloped Runoff Coefficient (Cu)	0.7646
Developed Runoff Coefficient (Cd)	0.8919
Time of Concentration (min)	9.0
Clear Peak Flow Rate (cfs)	11.1119
Burned Peak Flow Rate (cfs)	11.1119
24-Hr Clear Runoff Volume (ac-ft)	1.9512
24-Hr Clear Runoff Volume (cu-ft)	84993.7142



Peak Flow Hydrologic Analysis

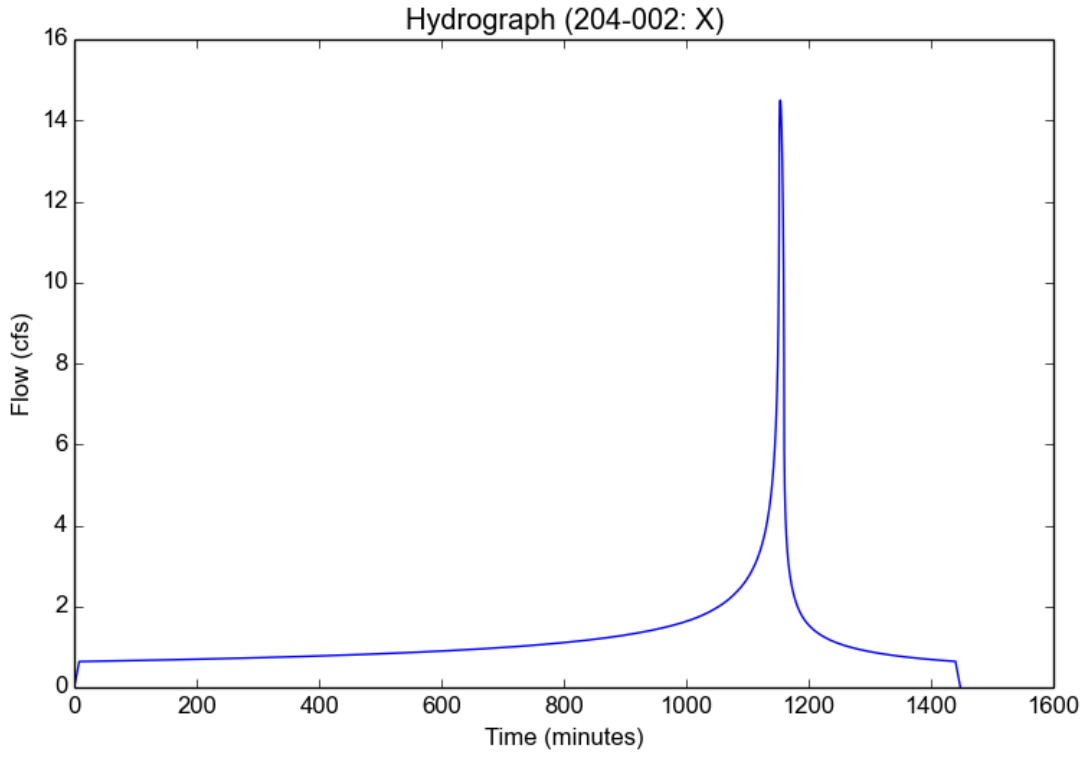
File location: P:/204-002/Admin/Reports/Hydrology/Lot A/Calcs/X_25.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	204-002
Subarea ID	X
Area (ac)	5.43
Flow Path Length (ft)	710.0
Flow Path Slope (vft/hft)	0.012
50-yr Rainfall Depth (in)	7.1
Percent Impervious	0.94
Soil Type	6
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	6.2338
Peak Intensity (in/hr)	2.9821
Undeveloped Runoff Coefficient (Cu)	0.821
Developed Runoff Coefficient (Cd)	0.8953
Time of Concentration (min)	8.0
Clear Peak Flow Rate (cfs)	14.4967
Burned Peak Flow Rate (cfs)	14.4967
24-Hr Clear Runoff Volume (ac-ft)	2.4038
24-Hr Clear Runoff Volume (cu-ft)	104708.1209



Peak Flow Hydrologic Analysis

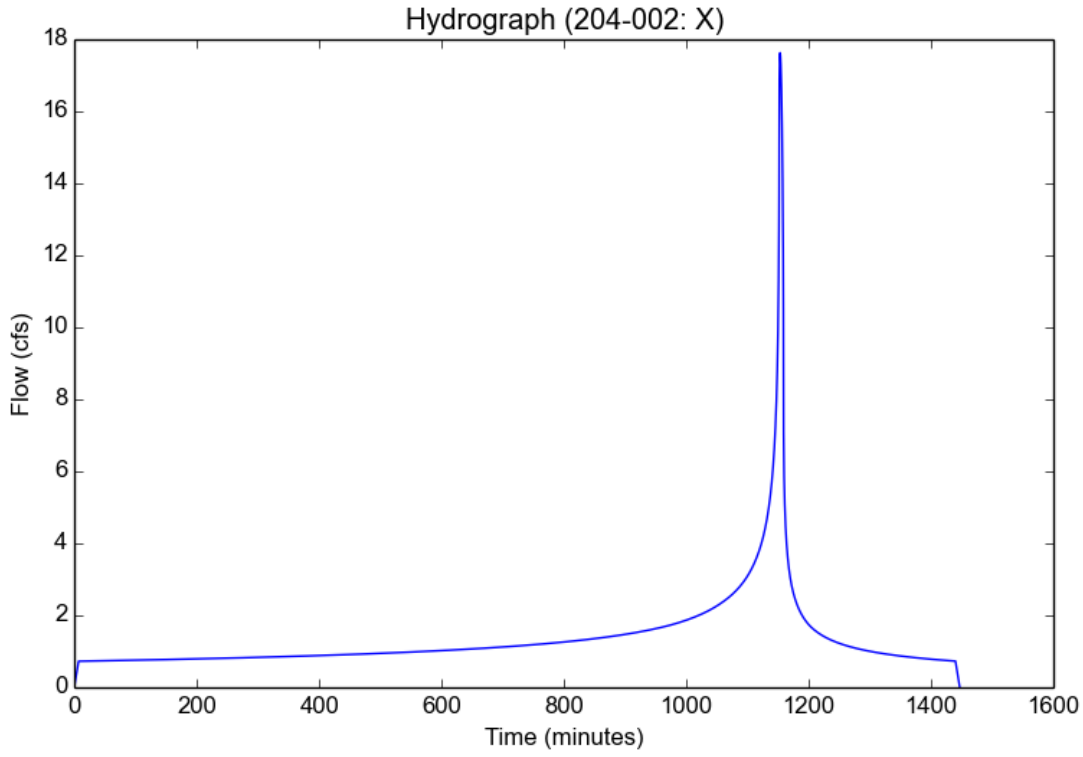
File location: P:/204-002/Admin/Reports/Hydrology/Lot A/Calcs/X_50.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	204-002
Subarea ID	X
Area (ac)	5.43
Flow Path Length (ft)	710.0
Flow Path Slope (vft/hft)	0.012
50-yr Rainfall Depth (in)	7.1
Percent Impervious	0.94
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	7.1
Peak Intensity (in/hr)	3.6164
Undeveloped Runoff Coefficient (Cu)	0.8618
Developed Runoff Coefficient (Cd)	0.8977
Time of Concentration (min)	7.0
Clear Peak Flow Rate (cfs)	17.6286
Burned Peak Flow Rate (cfs)	17.6286
24-Hr Clear Runoff Volume (ac-ft)	2.7416
24-Hr Clear Runoff Volume (cu-ft)	119424.4315



VI. WSPG, PIPE SIZINIG, AND CATCH BASIN SIZING CALCULATIONS

Peak Flow Hydrologic Analysis

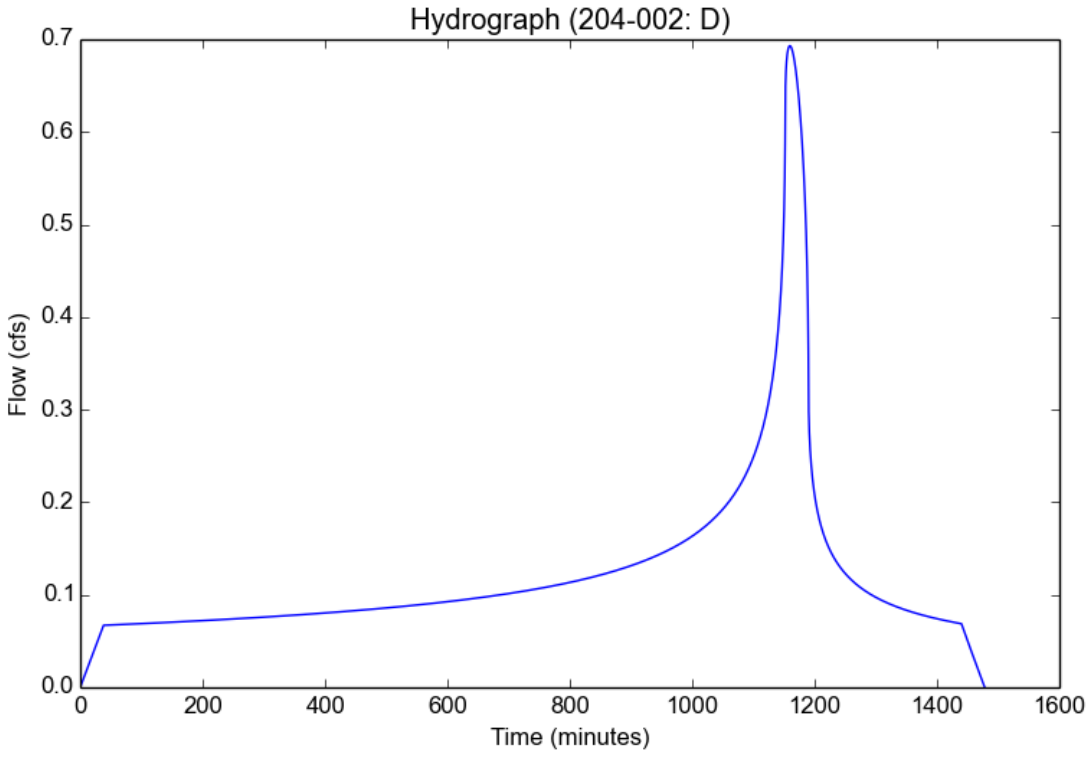
File location: P:/204-002/Admin/Reports/Hydrology/Lot A/Calcs/D_75.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	204-002
Subarea ID	D
Area (ac)	5.43
Flow Path Length (ft)	695.0
Flow Path Slope (vft/hft)	0.014
0.75-inch Rainfall Depth (in)	0.75
Percent Impervious	0.8
Soil Type	6
Design Storm Frequency	0.75 inch storm
Fire Factor	0
LID	True

Output Results

Modeled (0.75 inch storm) Rainfall Depth (in)	0.75
Peak Intensity (in/hr)	0.1725
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.74
Time of Concentration (min)	38.0
Clear Peak Flow Rate (cfs)	0.6931
Burned Peak Flow Rate (cfs)	0.6931
24-Hr Clear Runoff Volume (ac-ft)	0.2491
24-Hr Clear Runoff Volume (cu-ft)	10849.3409



Peak Flow Hydrologic Analysis

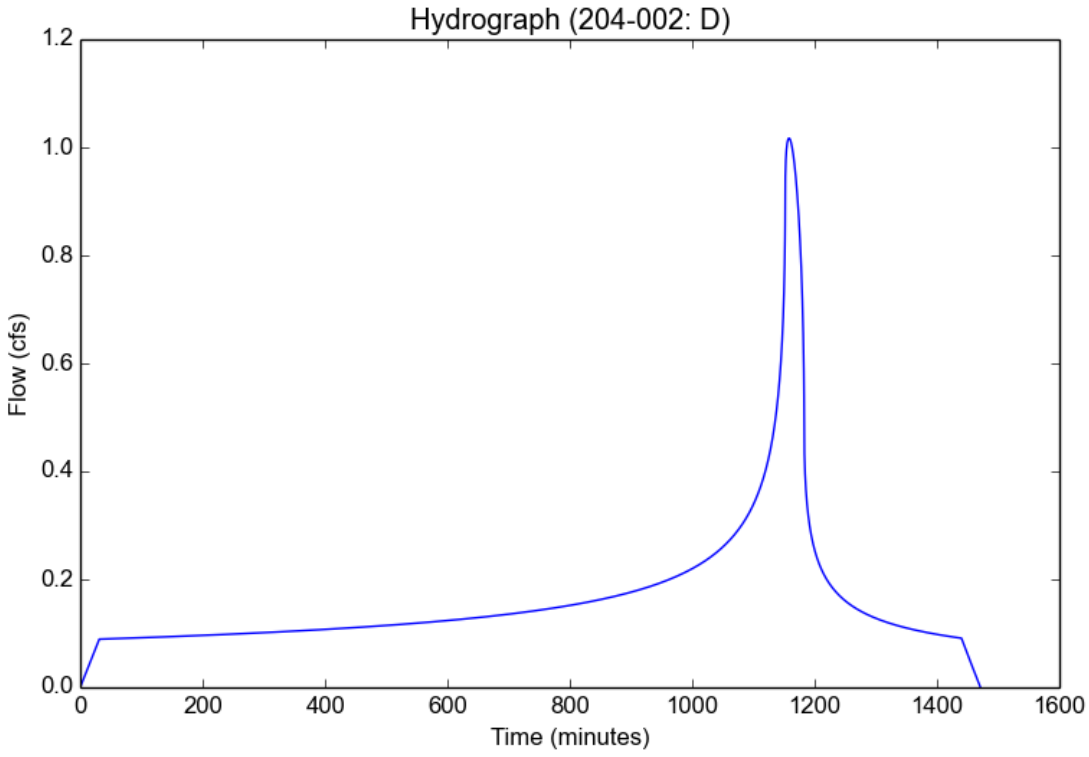
File location: P:/204-002/Admin/Reports/Hydrology/Lot A/Calcs/D_85.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	204-002
Subarea ID	D
Area (ac)	5.43
Flow Path Length (ft)	695.0
Flow Path Slope (vft/hft)	0.014
85th Percentile Rainfall Depth (in)	1.0
Percent Impervious	0.8
Soil Type	6
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	1.0
Peak Intensity (in/hr)	0.2531
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.74
Time of Concentration (min)	31.0
Clear Peak Flow Rate (cfs)	1.017
Burned Peak Flow Rate (cfs)	1.017
24-Hr Clear Runoff Volume (ac-ft)	0.3321
24-Hr Clear Runoff Volume (cu-ft)	14465.6975



Peak Flow Hydrologic Analysis

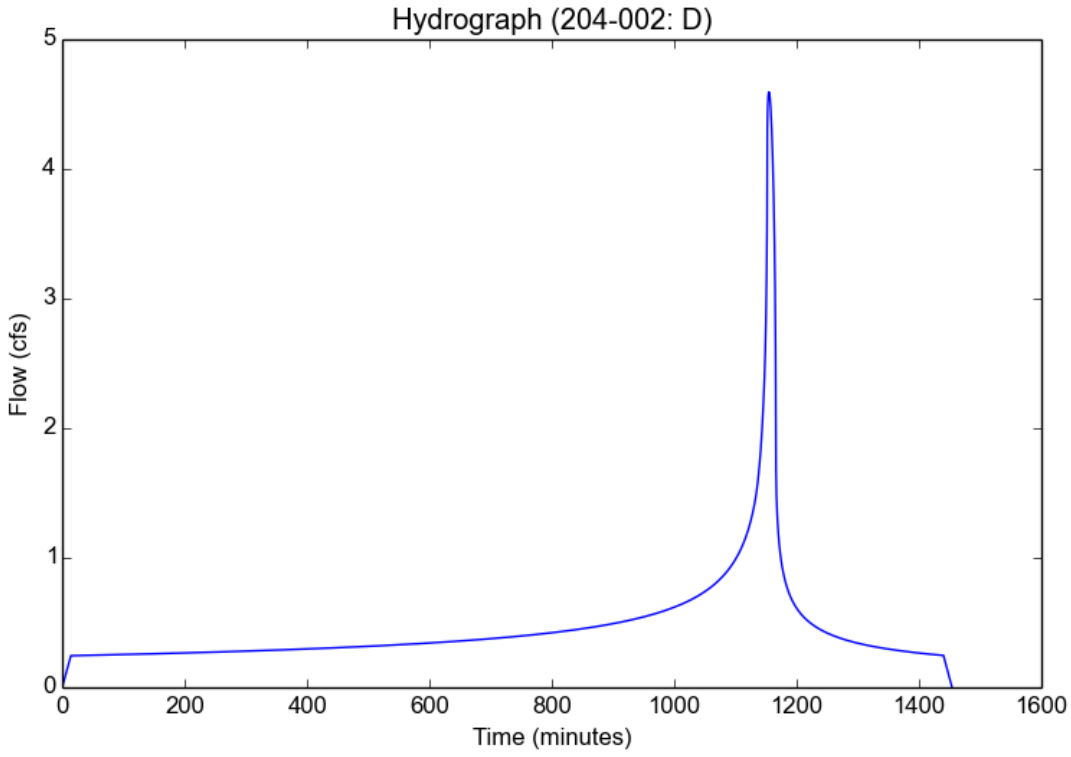
File location: P:/204-002/Admin/Reports/Hydrology/Lot A/Calcs/D_2.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	204-002
Subarea ID	D
Area (ac)	5.43
Flow Path Length (ft)	695.0
Flow Path Slope (vft/hft)	0.014
50-yr Rainfall Depth (in)	7.1
Percent Impervious	0.8
Soil Type	6
Design Storm Frequency	2-yr
Fire Factor	0
LID	False

Output Results

Modeled (2-yr) Rainfall Depth (in)	2.7477
Peak Intensity (in/hr)	1.0104
Undeveloped Runoff Coefficient (Cu)	0.5871
Developed Runoff Coefficient (Cd)	0.8374
Time of Concentration (min)	14.0
Clear Peak Flow Rate (cfs)	4.5947
Burned Peak Flow Rate (cfs)	4.5947
24-Hr Clear Runoff Volume (ac-ft)	0.9238
24-Hr Clear Runoff Volume (cu-ft)	40239.6959



Peak Flow Hydrologic Analysis

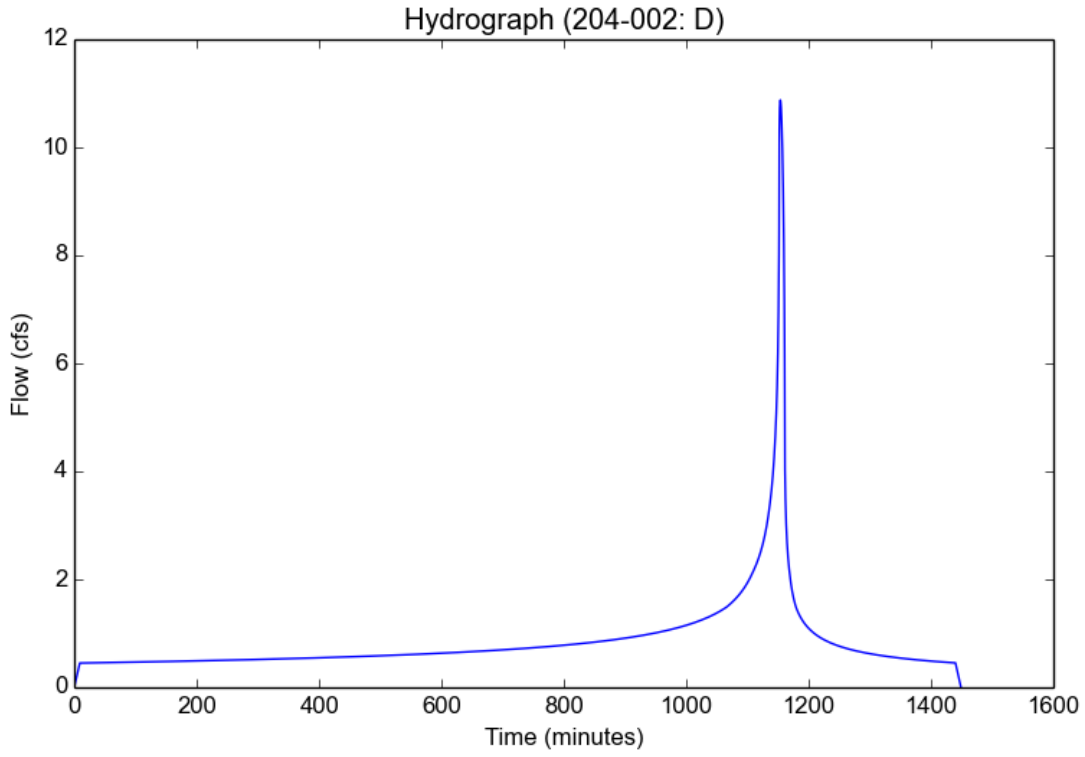
File location: P:/204-002/Admin/Reports/Hydrology/Lot A/Calcs/D_10.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	204-002
Subarea ID	D
Area (ac)	5.43
Flow Path Length (ft)	695.0
Flow Path Slope (vft/hft)	0.014
50-yr Rainfall Depth (in)	7.1
Percent Impervious	0.8
Soil Type	6
Design Storm Frequency	10-yr
Fire Factor	0
LID	False

Output Results

Modeled (10-yr) Rainfall Depth (in)	5.0694
Peak Intensity (in/hr)	2.2945
Undeveloped Runoff Coefficient (Cu)	0.7646
Developed Runoff Coefficient (Cd)	0.8729
Time of Concentration (min)	9.0
Clear Peak Flow Rate (cfs)	10.8757
Burned Peak Flow Rate (cfs)	10.8757
24-Hr Clear Runoff Volume (ac-ft)	1.7266
24-Hr Clear Runoff Volume (cu-ft)	75209.2432



Peak Flow Hydrologic Analysis

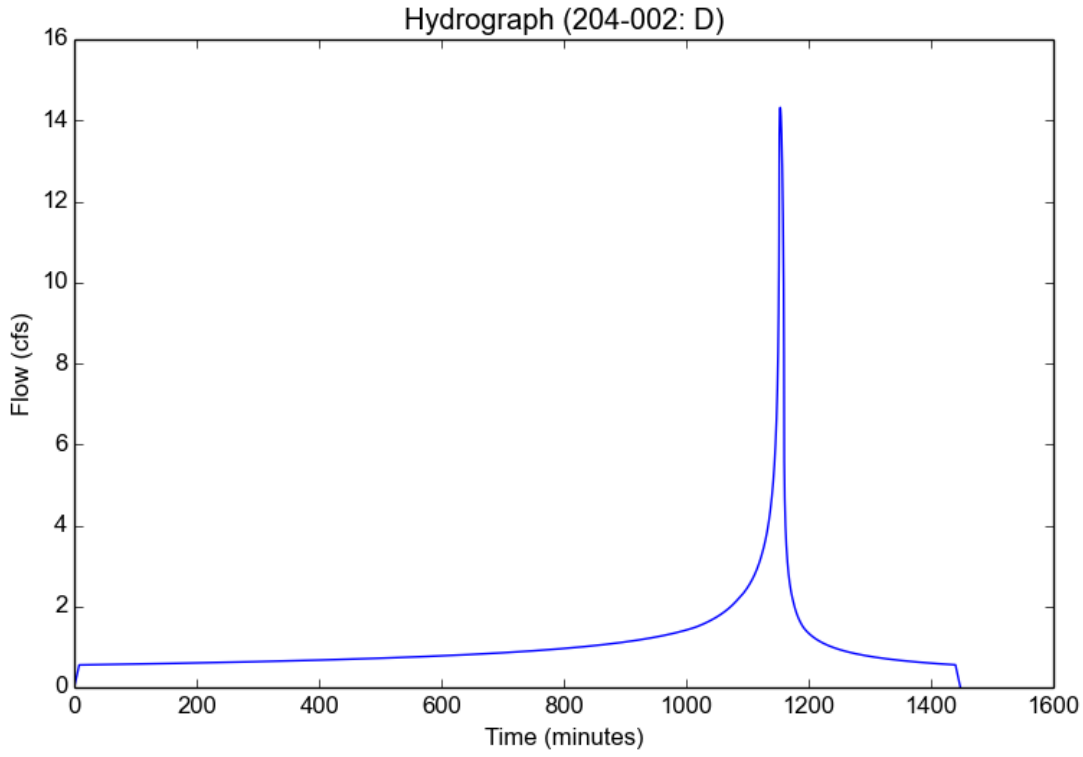
File location: P:/204-002/Admin/Reports/Hydrology/Lot A/Calcs/D_25.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	204-002
Subarea ID	D
Area (ac)	5.43
Flow Path Length (ft)	695.0
Flow Path Slope (vft/hft)	0.014
50-yr Rainfall Depth (in)	7.1
Percent Impervious	0.8
Soil Type	6
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	6.2338
Peak Intensity (in/hr)	2.9821
Undeveloped Runoff Coefficient (Cu)	0.821
Developed Runoff Coefficient (Cd)	0.8842
Time of Concentration (min)	8.0
Clear Peak Flow Rate (cfs)	14.3177
Burned Peak Flow Rate (cfs)	14.3177
24-Hr Clear Runoff Volume (ac-ft)	2.1378
24-Hr Clear Runoff Volume (cu-ft)	93124.3866



Peak Flow Hydrologic Analysis

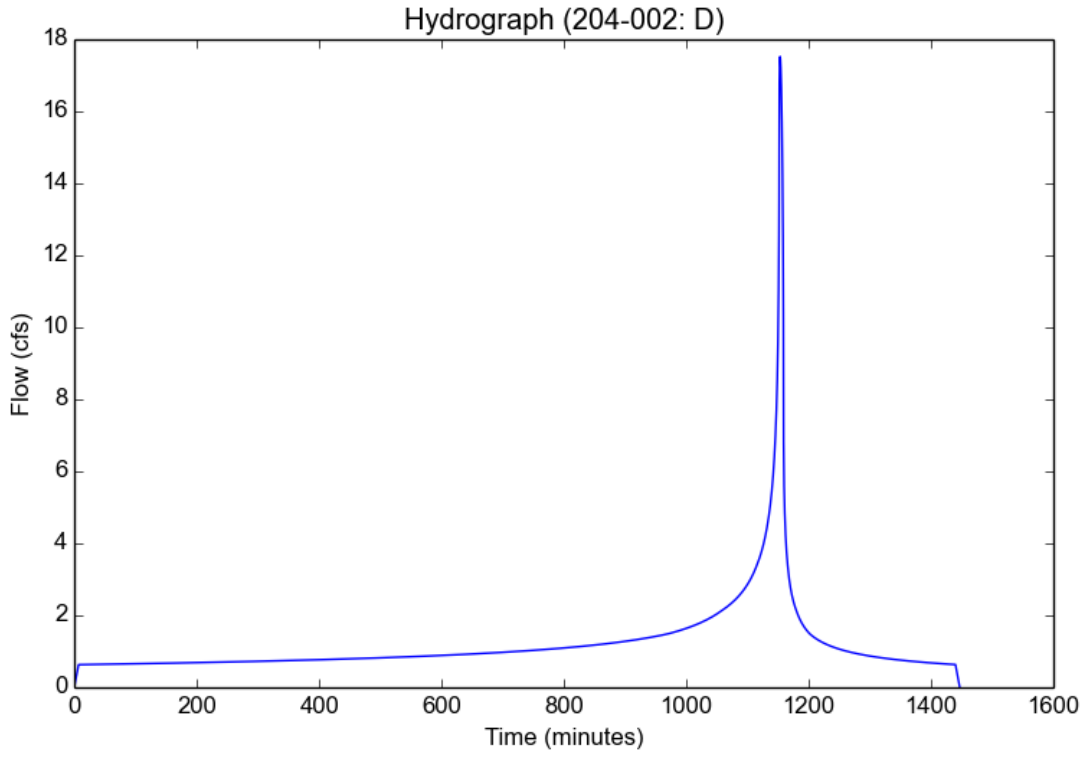
File location: P:/204-002/Admin/Reports/Hydrology/Lot A/Calcs/D_50.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	204-002
Subarea ID	D
Area (ac)	5.43
Flow Path Length (ft)	695.0
Flow Path Slope (vft/hft)	0.014
50-yr Rainfall Depth (in)	7.1
Percent Impervious	0.8
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

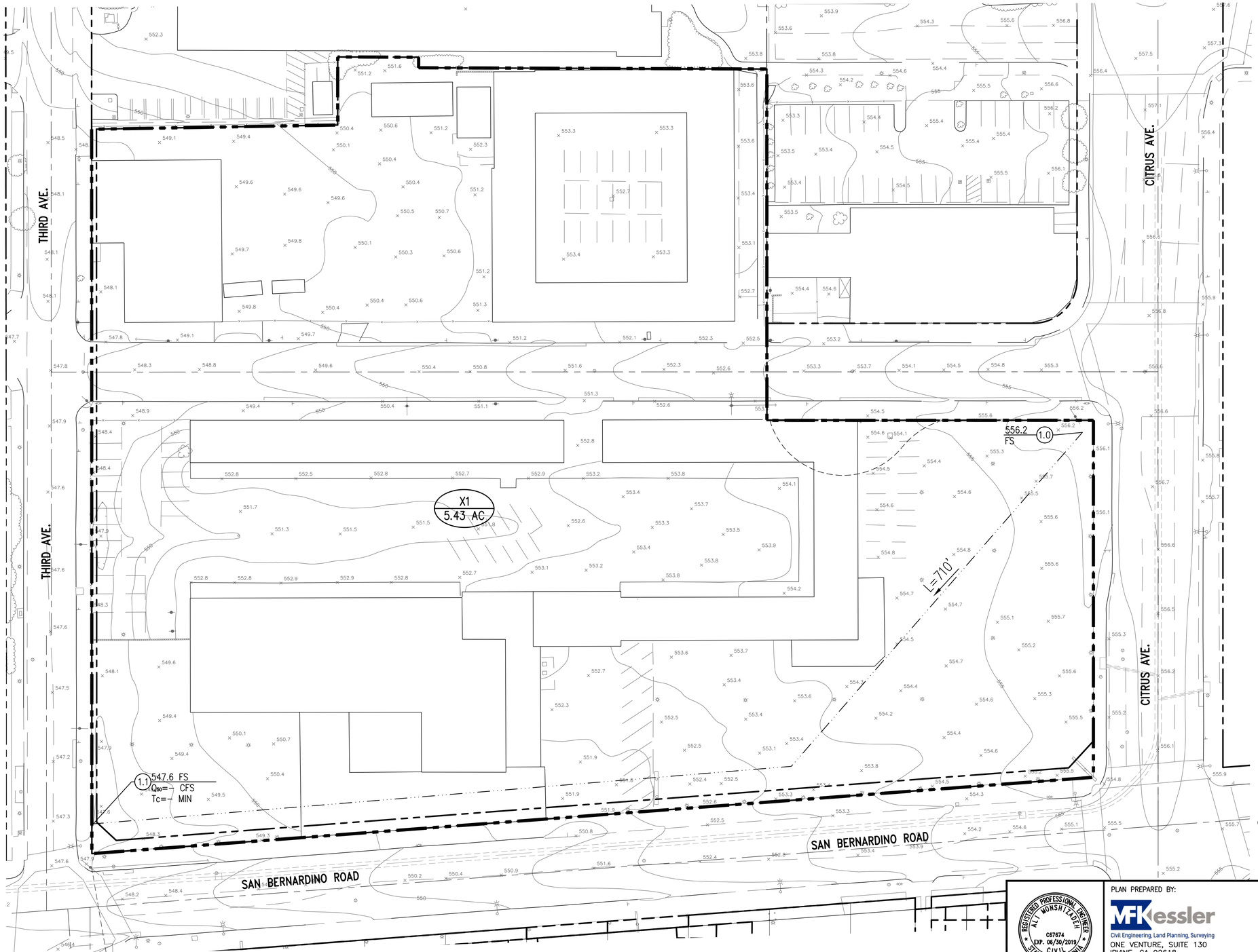
Output Results

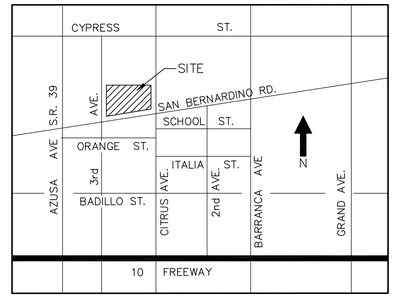
Modeled (50-yr) Rainfall Depth (in)	7.1
Peak Intensity (in/hr)	3.6164
Undeveloped Runoff Coefficient (Cu)	0.8618
Developed Runoff Coefficient (Cd)	0.8924
Time of Concentration (min)	7.0
Clear Peak Flow Rate (cfs)	17.5237
Burned Peak Flow Rate (cfs)	17.5237
24-Hr Clear Runoff Volume (ac-ft)	2.4477
24-Hr Clear Runoff Volume (cu-ft)	106620.579



VII. HYDROLOGY MAP-EXISTING AND DEVELOPED CONDITIONS

HYDROLOGY STUDY FOR
TRACT 73661
(EXISTING CONDITIONS)





THOMAS BROTHERS GUIDE PAGE 599 GRID B5

VICINITY MAP
N.T.S.

SOIL TYPE: 006
50 YR-24 HR RAINFALL: 7.1 IN.
85TH PERCENTILE RAINFALL: 1.0 IN.

PRE DEVELOPMENT:
PERVIOUS AREA = 1.03 AC. (19%)
IMPERVIOUS AREA = 4.40 AC. (81%)

$Q_{2.85-24HR}$	=	4.84 CFS
$Q_{10.85-24HR}$	=	11.11 CFS
$Q_{25.85-24HR}$	=	14.50 CFS
$Q_{50.85-24HR}$	=	17.63 CFS
$V_{85th\ 1}$	=	16655 CF
$V_{0.75}$	=	12492 CF

LEGEND:

- X12 / 0.30 AC — SUB-AREA NUMBER / ACREAGE
- MAJOR-AREA BOUNDARY PROPERTY LINE
- SUB-AREA BOUNDARY
- FLOW PATH
- (101) NODE

OFFSITE FLOW NOTE:
THERE ARE NO OFFSITE FLOWS DISCHARGING THROUGH THE SITE IN EXISTING OR PROPOSED CONDITIONS.

REGISTERED PROFESSIONAL ENGINEER
ALI MONSHIZADEH
C67674
EXP. 06/30/2019
CIVIL
STATE OF CALIFORNIA

PLAN PREPARED BY:
MFKessler
Civil Engineering, Land Planning, Surveying
ONE VENTURE, SUITE 130
IRVINE, CA 92618
(949) 339-5330
MFKESSLER.COM

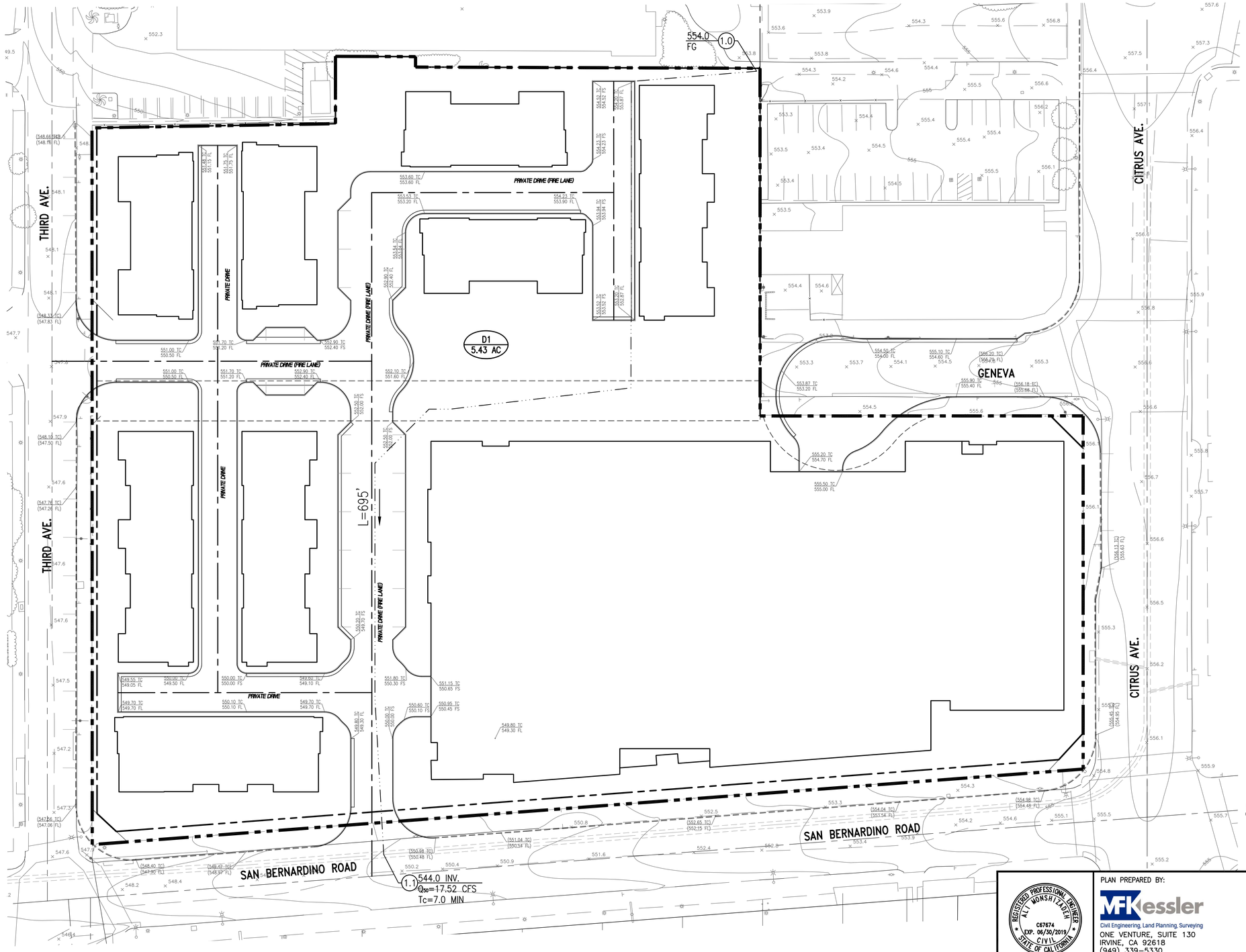
CITY OF COVINA

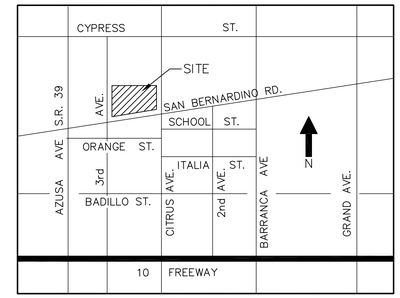
HYDROLOGY MAP
EXISTING (PRE DEVELOPED) CONDITIONS
TRACT 73661
3RD AVE. AND SAN BERNARDINO ROAD

SHEET
1 OF 1

PROJ: 204-002-H
DATE: Dec 25, 2017 - 6:08:05pm

HYDROLOGY STUDY FOR
TRACT 73661
(DEVELOPED CONDITIONS)





THOMAS BROTHERS GUIDE PAGE 599 GRID B5

VICINITY MAP

N.T.S.

SOIL TYPE: 006
50 YR-24 HR RAINFALL: 7.1 IN.
85TH PERCENTILE RAINFALL: 1.0 IN.

POST DEVELOPMENT:

PERVIOUS AREA	=	0.33 AC.	(6%)
IMPERVIOUS AREA	=	5.10 AC.	(94%)
$Q_{25\text{-}24HR}$	=	4.59	CFS
$Q_{10\text{-}24HR}$	=	10.88	CFS
$Q_{25\text{-}24HR}$	=	14.32	CFS
$Q_{50\text{-}24HR}$	=	17.52	CFS
$V_{85TH\%}$	=	14466	CF
$V_{0.75"}$	=	10850	CF

LEGEND:

- X12 / 0.30 AC — SUB-AREA NUMBER / ACREAGE
- MAJOR-AREA BOUNDARY PROPERTY LINE
- SUB-AREA BOUNDARY
- FLOW PATH
- (10) NODE

OFFSITE FLOW NOTE:
THERE ARE NO OFFSITE FLOWS DISCHARGING THROUGH THE SITE IN EXISTING OR PROPOSED CONDITIONS.

REGISTERED PROFESSIONAL ENGINEER
ALI MONSHIZADEH
C67674
EXP. 06/30/2019
CIVIL
STATE OF CALIFORNIA

PLAN PREPARED BY:
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Civil Engineering, Land Planning, Surveying
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IRVINE, CA 92618
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MFKESSLER.COM

CITY OF COVINA

HYDROLOGY MAP
PROPOSED (POST DEVELOPED) CONDITIONS
TRACT 73661
3RD AVE. AND SAN BERNARDINO ROAD

SHEET 1 OF 1

PROJ: 20-0214 DWG: P:\20-0214\2020 Drawings\Civil\EXH\H-PROP-TRACT.dwg BY: brandonadam DATE: Oct 25, 2017 - 6:08:55pm

Low Impact Development (LID) Mitigation Plan

Bently Real Estate, LLC
100 N. Barranca Suite 900
West Covina, CA 91791
Contact: Tarif Alhassen
Tel: (626) 616-3605

Property Address:
137 San Bernardino Road
141 W Geneva Place
COVINA, CA 91723

Prepared by:
MFKessler, Inc.
One Venture Ste 130
Irvine, CA 92618
(949) 339-5330
Contact: Ali Monshizadeh P.E.

LID Preparation Date:
October 2017

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Owner/Developer
Approval and Certification
Of the
Low Impact Development (LID) Mitigation Plan

Project Name: **TTM 73661**

Project Number:

Project Address: **137 San Bernardino Road & 141 W Geneva Place**
Covina, California

This Low Impact Development (LID) Mitigation Plan for the "TTM73661" development has been prepared for Bentley Real Estate, LLC; a California limited partnership by MFKessler, Inc. It is intended to comply with the requirements of the City of Covina's Conditions of Approval for development of the subject site.

The undersigned is authorized to approve implementation of provisions of this plan as appropriate, and will strive to have the plan carried out by successors consistent with the County of Los Angeles LID requirements and the intent of the NPDES storm water requirements.

"I certify under penalty of law that this document and all attachments were prepared under my jurisdiction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathered information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Owner/Developer Signature Date

Owner/Developer's Name and Title Telephone Number

Section 200

A. Contact Information/List of Responsible Parties

The property contact information is:

Bently Real Estate, LLC
100 N. Barranca Suite 900
West Covina, CA 91791
Contact: Tarif Alhassen
Tel: (626) 616-3605

The property owner shall have primary responsibility and significant authority for the implementation, maintenance, and inspection of the property BMPs. Duties of the Owner include but are not limited to:

- Implementing all elements of the LID, including but not limited to:
  - Implementation of prompt and effective erosion and sediment control measures
  - Implementing all non-storm water management, and materials and waste management activities, such as: monitoring, discharges, general site clean-up; vehicle and equipment cleaning, spill control; ensuring that no materials other than storm water are discharged in quantities which will have an adverse effect on receiving waters or storm drain systems, etc.
- Pre-storm inspections
- Storm event inspections
- Post-storm inspections
- Routine inspections as described in the LID
- Ensuring elimination of all unauthorized discharges
- The Owner shall be assigned authority to mobilize crews in order to make immediate repairs to the control measures.
- Coordinate all of the necessary corrections/repairs are made immediately, and that the project complies with the LID at all times.
- Managing and report any Illicit Connections or Illegal Discharges.

Ownership Note: After final construction an HOA will be formed and will assume all responsibility for maintenance and implementation of this document.

Section 300

A. References

The following documents are made a part of this LID by reference:

- Project plans and specifications for Grading and Utilities, prepared by MFKessler Inc., One Venture Ste 130, Irvine, CA 91618
- MS4 Permit within Los Angeles County (CAS00401, Order No. R42012-0175)
- California Stormwater BMP Handbook – Construction, January 2003
- California Stormwater BMP Handbook – New Development and Redevelopment, January 2003
- County of Los Angeles Department of Public Works Low Impact Development Standards Manual, February 2014

Section 400 – Body of LID

A. Objectives

Low Impact Development (LID) Mitigation Plan has four main objectives:

1) Identify all pollutant sources, including sources of sediment that may affect the quality of storm water discharges associated with daily use / activity (storm water discharges) from the property site.
2) Identify non-storm water discharges.
3) Identify, construct, implement and maintain Best Management Practices (BMPs) to reduce or eliminate pollutants in storm water discharges and authorized non-storm water discharges from the property site.
4) Develop a maintenance schedule for BMPs designed to reduce or eliminate pollutants.
5) HOA will be formed for the subject site, after development is completed the HOA will be responsible for implementation and maintenance of BMP's

B. Project Background and Description

The project site is currently a commercial lot with various commercial buildings as TTM 73661.

The proposed project (5.43 AC) will include 8 condominium buildings and 1 podium building. The subject site will include residential for sale units, private streets, open space and landscape throughout the development.

The existing site currently resides as an old car dealership. The exiting site surface flows to the south and west. Currently the existing site is 6% pervious. The proposed development is proposed as 20% pervious and include required vehicular pavement and open space, and parking as required by planning for the subject development. Existing flow enters the right of way and flows into existing catch basins south along Camino De Teodoro (LA County Storm Drain). No current water quality BMP are in place and utilized on the current site.

The current soils condition do not allow for infiltration in accordance to field testing and the projects geotechnical report included herein. In lieu of infiltration the proposed project will install a proprietary filter to simulate the natural bio-filtration process. The proposed filter treats storm water on a flow based value by allows flow to base through the bio-media.

The proposed development will drain roof runoff to landscape areas where they will enter an area drain system which will drain into the storm drain system. The streets of the proposed development will drain into catch basins which will drain into storm drains which will drain to underground infiltration chambers. Excess flow will also flow into the

storm drain system. The storm drain system ties into the 48" storm drain on San Bernardino Rd.

The storm drain system in around the subject project is owned and maintained publically by LA COUNTY Flood Control until it flows into the Walnut Creek Wash to the San Gabriel River which outlets in the Pacific Ocean, All reaches are listed as a 303(d) water body. Various 303(d) contaminates of concern are shown in Figure 3.

Abbreviation Note
The property is to be developed by The Olson Company that are also the ultimate owners. The property owner will be responsible for the maintenance of the project until an HOA is formed.

C. Vicinity Map

The subject project is located in the City of Covina, County of Los Angeles.

The area surrounding the project would be considered residential use on the north, east and northwest sides and industrial to the south and southwest.

Please refer to Figure 1 & 2 for Vicinity and Location maps.

D. Existing Site Drainage Condition

The existing site currently surface flows directly into 3rd Avenue and San Bernardino Road at a gradient of 1.5%.

E. LID Project Types, Characteristics, & Activities

This proposed development is subject to the Los Angeles County Department of Public Works' (LACDPW) requirement for the LID under the "development projects equal to one acre or greater of disturbed area and adding more than 10,000 square feet of pervious area" and "parking lots with 5,000 square feet or more of impervious area, or with 25 or more parking space and also defined as redevelopment per LID manual section 2-1 which are "development that result in creation or addition or replacement of either (1) 5000 square feet or more of impervious surface that was previously development." According to the LID Manual, "redevelopment" does not include the routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility, nor does it include emergency construction activities required to immediately protect public health and safety. Impervious surface replacement such as reconstruction of parking lots and roadways, which does not disturb additional area and maintains the original grade and alignment in considered routine maintenance activity. Redevelopment does not include repaving of existing roads to maintain original line and grade. Per the Los Angeles County LID Manual the subject project is considered a "designated project."

F. Source Control BMPs

Project proponents shall implement Site Design concepts that achieve each of the following:

- Minimize Urban Runoff
- Minimize Impervious Footprint
- Conserve Natural Areas
- Minimize Directly Connected Impervious Areas (DCIAs)

The following tables identify the source control and treatment BMPs and how each implemented to achieve each Site Design concept.

Table-1: Design BMPs

BMP	TECHNIQUE	INCLUDED?		BRIEF DESCRIPTION OF METHOD
		YES	NO	
	Site Planning	X		All streets and pavement sections are to be constructed at minimum width as required by City planning staff and fire requirements.
	Protection of Natural Areas		X	The project site does not have any natural areas to protect.
	Minimization of land Disturbance and Minimize Impervious cover	X		Project area include required open space, private open space and require parking. Project proposes to construct the required parking stall and number of stalls as required by planning comission

Table-2: Treatment BMPs

BMP	NAME	INCLUDED?		IF NOT APPLICABLE, STATE BRIEF REASON
		YES	NO	
TC-31	Vegetated (Grass) Strips		X	Not part of the site plan
TC-30	Vegetated (Grass) Swales		X	Not part of the site plan

BMP	NAME	INCLUDED?		IF NOT APPLICABLE, STATE BRIEF REASON
		YES	NO	
MP-52	Drain Inserts	X		Drain inserts are proposed in both catch basin
TC-22	Dry Detention Basin (Extended Detention Basin)		X	The project does not utilize this BMP for treatment
TC-20	Wet Detention Basin		X	The project does not utilize this BMP for treatment
TC-21	Constructed Wetland		X	This is not a wetland area/ development.
TC-10	Detention Basin/Sand Filter		X	The project does not utilize this BMP for treatment
TC-12	Porous Pavement Detention		X	The projects underlying soils is not suitable for infiltration.
TC-11	Infiltration Basin		X	The projects underlying soils is not suitable for infiltration.
TC-10	Infiltration Trench	X		Storm drains will drain to underground infiltration chambers
TC-40	Bio Media Chamber		X	The proposed bio-filter is located upon exit of all storm drain water leaving the project site

Table-3: Source Control BMPs

BMP	BMP DESCRIPTION	CHECK ONE		IF NOT APPLICABLE, STATE BRIEF REASON
		INCLUDED?	NOT APPLICABLE	
	Non-Structural Source Control BMPs:			
	Education for Leasers, Operators, Occupants, or Employees	X		
	Activity Restrictions (CC&Rs)	X		

BMP	BMP DESCRIPTION	CHECK ONE		IF NOT APPLICABLE, STATE BRIEF REASON
		INCLUDED?	NOT APPLICABLE	
SD-12	Efficient Irrigation System and Landscape Maintenance	X		
SD-32	Common Area Litter Control	X		
SE-7	Street Sweeping Private Streets and Parking Lots	X		
	Drainage Facility Inspection and Maintenance	X		
	Structural Source Control BMPs:			
SD-13	MS4 Stenciling and Signage	X		
SD-12	Landscape and Irrigation System Design	X		
SD-10	Protect Slopes and Channels		X	No slopes to protect on the subject site
SD-30	Provide Community Car Wash Racks		X	Car Wash Racks are not permitted within the proposed development – Not Applicable.
	Proper Site Design:			
SD-30	Fueling Areas		X	Not Applicable
SD-33	Air/Water Supply Area Drainage		X	Not Applicable

BMP	BMP DESCRIPTION	CHECK ONE		IF NOT APPLICABLE, STATE BRIEF REASON
		INCLUDED?	NOT APPLICABLE	
SD-32	Trash Storage Areas		X	No Common trash storage areas are proposed for the subject project.
SD-31	Loading Docks		X	Not Applicable
SD-31	Maintenance Bays		X	Not Applicable
SD-33	Vehicle and Equipment Wash Areas		X	Not Applicable
SD-35	Outdoor Material Storage Areas		X	Not Applicable
SD-36	Outdoor Work Areas or Processing Areas		X	Not Applicable
	Provide Wash Water Controls for Food Preparation Areas		X	Not Applicable

Non-Structural Measures

Non-structural BMPs are generally managerial, educational, inspection and/ or maintenance oriented. These items consist of educating employees and occupants, developing and implementing Owner guidelines, implementing BMPs and enforcing Code requirements. Non-structural BMPs used for this project are summarized below:

Education for Employees and Occupants

Practical informational materials will be provided to owners, occupants and employees on general good housekeeping practices that contribute to protection of storm water quality. Among other things, these materials will describe the use of chemicals (including household type) that should be limited to the property, with no discharge of specified wastes via hosing or other direct discharge to gutters, catch basins and storm drains.

The property owner will provide these materials. Thereafter, such materials will be available through the property owner education program.

This program must be maintained, enforced, and updated periodically by the property owner. Educational materials including, but not limited to, the materials included in the

Appendix section of this plan will be made available to the employees and contractors of the property owner.

Activity Restrictions
Conditions, covenants and restrictions (CC&Rs) must be prepared by the developer for the appointed HOA for the purpose of surface water quality protection. The CC&R shall incorporate the restrictions based on the Project LID. Activities including outdoor material storage and car washing will not be permitted.

Common Area Landscape Management
Management programs will be designed and established by the property owner, who will maintain the common areas within the project site. These programs will include how to mitigate the potential dangers of fertilizer and pesticide usage (refer to the Maintenance and Frequency Table).

Ongoing maintenance will be consistent with the State of California Model Water-Efficient Landscape Ordinance.

Fertilizer and pesticide usage shall be consistent with County Management Guidelines for use of Fertilizers and Pesticides.

BMP Maintenance
The property owner(s) will be responsible for implementing each of the BMPs detailed in this plan. The property owner will also be responsible for cleaning and maintaining the BMPs on a regular basis. Maintenance operations should be logged in Appendix G.

Uniform Fire Code Implementation
The property owner will comply with this Code.

Common Area Litter Control
The property owners through the HOA and the contracted maintenance company will perform required common area litter control

Employee Training
A training program will be established as it would apply to future employees, contractors, and leasers of the property owner to inform and train in maintenance activities regarding the impact of dumping oil, paints, solvents, or other potentially harmful chemicals into storm drains; the proper use of fertilizers and pesticides in landscaping maintenance practices; and the impacts of littering and improper water disposal.

Catch Basin Inspection
The property owner will maintain the drainage systems, including catch basins and culverts. The property owner is required to have catch basins inspected and, if necessary, cleaned prior to the storm season, no later than October 15th each year

prior to the "first flush" storm. These duties may be contracted out to the landscape maintenance firm hired by the property owner. Please see Appendix E for maintenance program. Maintenance operations should be logged in Appendix G.

Street Sweeping Private Streets and Parking Lots
The property owner shall clean the surface of pavement surfaces by mechanized methods one time a month.

G. Structural BMPs

Structural BMPs shall be installed by the developer/ owner, through the construction and development of the project, for instance; slope planting and irrigation systems shall be designed by licensed landscape architects and installed by qualified contractors to specifications and standards of Los Angeles County. The structural BMPs used for this project are summarized below:

With this project we anticipate on-site trash, and the potential of on-site automobile oil. To mitigate these pollutants we propose the structural best management practices listed.

Efficient Irrigation
As part of the design of all common area landscape irrigation shall employ water conservation principals, including, but not limited to, such provisions as water sensors, programmable irrigation times (for short cycles), etc., will be used. Such common areas will be maintained by the property owner.

Runoff-Minimizing Landscape Design
As part of the design of all common area landscape areas, similar planting material with similar water requirements will be used in order to reduce excess irrigation runoff and promote surface filtration. Such common areas will be maintained by the property owner/HOA.

Car Wash Racks
No car wash rack or area will be provided, therefore, washing of vehicles by employees on the property will not be allowed.

Trash Container (Dumpster) Areas
Community trash container areas are not provided as part of this project.

Self Contained Washing
Self-contained washing of vehicles by employees or clients on the property will not be allowed.

Outdoor Material Storage Areas
Outdoor material storage areas refer to storage areas or storage facilities solely for the storage of materials. Improper storage of materials outdoors may provide an opportunity

for toxic compounds, oil and grease, heavy metals, nutrients, suspended solids, and other pollutants to enter the storm water conveyance system. Outdoor Storage by home owners on the property will not be allowed.

Catch Basin Stenciling
Phrase "No Dumping – Drains to Ocean" or equally effective phrase to be stenciled on catch basins to alert the public to the destination of pollutants discharged into storm water. This stenciling will be inspected and re-stenciled on a periodic basis by the property owner. Please see Figure five (5) for maintenance frequency.

Inlet trash Racks
Trash racks will be installed within the on site catch basin. The development will be swept regularly to minimize the amount of trash and debris on-site. Debris shall be monitored throughout the year and shall be cleaned out once a month and prior to any rain event.

Bio-Media Filter
A Bio-media filter will be installed upon outfall into the County storm drain system. The filter will be required to be maintained in accordance with manufactures recommendations. Debris shall be monitored throughout the year and shall be cleaned out once a month and prior to any rain event.

H. BMP Maintenance, Inspection, and Repair

Inspections will be conducted as follows:

- Annually prior to the start of the rainy season
- Every (1) month during rainy season
- At any other time(s) or intervals of time specified in the contract documents

An inspection form shall be completed at least once per year prior to the start of the rainy season. This inspection check-sheet (see Appendix G) shall be included in this report and kept onsite at all times. The check-sheet should be filled out completely and clearly indicate any BMPs that are in need of repair or maintenance. These repairs and/ or maintenance procedures shall be carried out at the soonest possible time.

A legible log shall be kept on site to record the inspection of the stormwater pollution abatement control measures. The record must contain the following information: (i) type of maintenance activities or source-control practices; (ii) date the activities are completed; and (iii) the name of the operator performing the activities. During transfer of ownership/operation of the facility, the current owner must notify the new owner/operator of the BMPs and the associated maintenance activities that also transfer to the new owner/operator of the property. See Appendix G.

I. Inspection, Maintenance, and Responsibility for BMPs

The following tables show the lists of the post-construction BMPs (routine non-structural and structural), the required ongoing maintenance, the inspection and maintenance frequency, the inspection criteria, and the entity or party responsible for implementation, maintenance, and/or inspection.

Table-4: Non-Structural BMP Maintenance Responsibility/Frequency Matrix

BMP	RESPONSIBILITY	FREQUENCY
Leaser/ Occupant Education, Activity Restrictions	The property owner will provide educational materials.	Continuous. Maintenance/ Educational materials to be provided to leasers/ occupants at the time they lease the apartment and updates provided by the property owner as they occur.
Common Area Landscape Management	The property owner through it's landscape maintenance contractor	Monthly during regular maintenance and use with management guidelines for use of fertilizers and pesticides.
Parking Areas and Drives Management	The property owner through it's landscape maintenance contractor	The Parking Areas and Drives are to be swept on a routine scheduled basis to facilitate the pickup of trash and debris (plant or otherwise) and to remove excessive oil, grease and build-up. During sweeping, debris is to be removed from the parking areas and drives and then scrubbed and rinsed. This sweeping schedule will be at a minimum occurrence of once a month and as necessary to rid / reduce active pollutants from the pavement areas. This maintenance requirement will be listed in the Maintenance Contract for this project.
Litter Control by Sweeping	The property owner through its landscape maintenance contractor.	Daily inspection of trash receptacles to ensure that lids are closed and pick up any excess trash on the ground, noting trash disposal violations to the property owner for remediation.

BMP	RESPONSIBILITY	FREQUENCY
Employee Training	The property owner will train the landscape contractors after construction.	Monthly for maintenance personnel and employees to include the educational materials contained in the approved LID.
Common Area Catch Basin Inspection & Cleaning	The property owner through it's landscape maintenance contractor for common areas and storm drain facilities	Inspect basins once a month. Clean debris and silt in bottom of catch basins as needed. Intensified on or about October 1 of each year, prior to "first flush" storm. See Appendix "G"

Table-5: Structural BMP Maintenance Responsibility/Frequency Matrix

BMP	RESPONSIBILITY	FREQUENCY
Filtration Units	The property owner after construction	Filters will need to be maintained once a year one month prior to the rainy season and per Manufacturers recommendations.
Common Area Efficient Irrigation	The property owner through it's landscape contractors after construction	Once a week, in conjunction with maintenance activities. Verify that runoff minimizing landscape design continues to function by checking that water sensors are functioning properly, that irrigation heads are adjusted properly to eliminate overspray to hardscape areas, and to verify that irrigation timing and cycle lengths are adjusted in accordance with water demands, given time of year, weather and day or night time temperatures.
Common Area Runoff Efficient Landscape Design	The property owner through it's landscaping contractors	Once a week in conjunction with maintenance activities and prior to finalizing any replanting schemes. Verify that plants continue to be grouped according to similar water requirements in order to reduce excess irrigation runoff.
Catch Basin Stenciling	The property owner providing maintenance	A warning stencil will be painted on top and in view with the words: "No-Dumping – Drains to Ocean" At all catch basin, drain inlets draining to the street or storm drain system. See Appendix "F" (example). Once every 6 months, inspect for re-stenciling needs. Re-stencil as needed immediately.

BMP	RESPONSIBILITY	FREQUENCY
Brentwood Infiltration Trench	The property owner providing maintenance	Inspections every 6 months and as recommended by manufacturer.

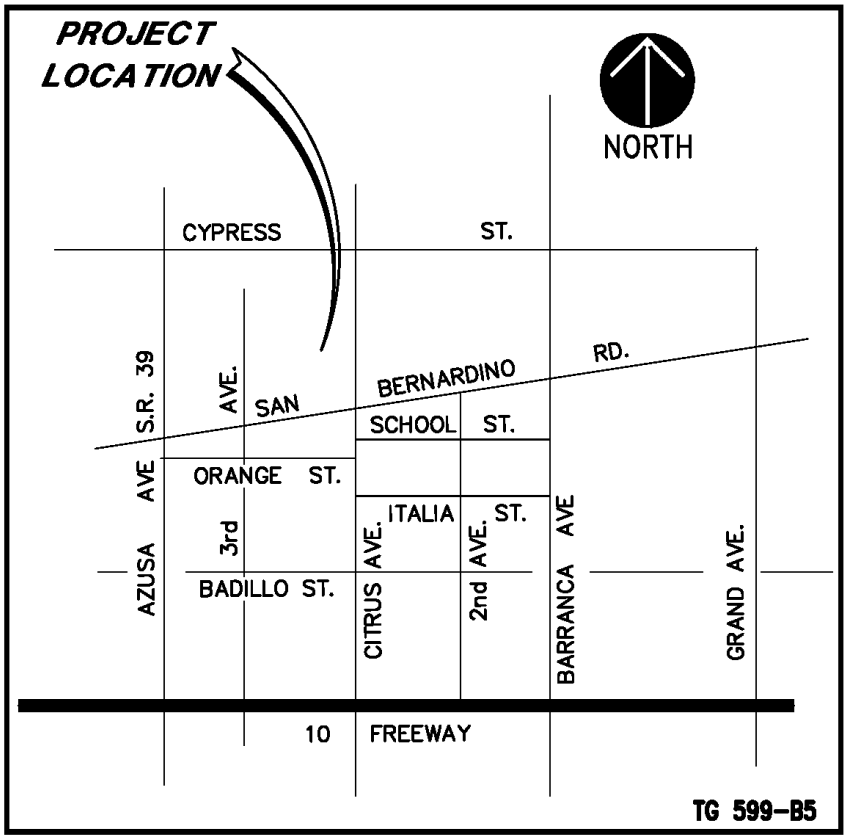
J. Operation/Maintenance Funding after Project Completion

The post-construction BMPs as described above will be funded and maintained by:

Bently Real Estate, LLC
100 N. Barranca Suite 900
West Covina, CA 91791
Contact: Tarif Alhassen
Tel: (626) 616-3605

- Maintenance requirements and responsibilities for the property will be listed in the Maintenance Contract for this project and will be the responsibility of the property owner at all times.

Figure -1:
Project Vicinity Map



VICINITY MAP
N.T.S.

Figure -2:
Project Location Map

Google Maps

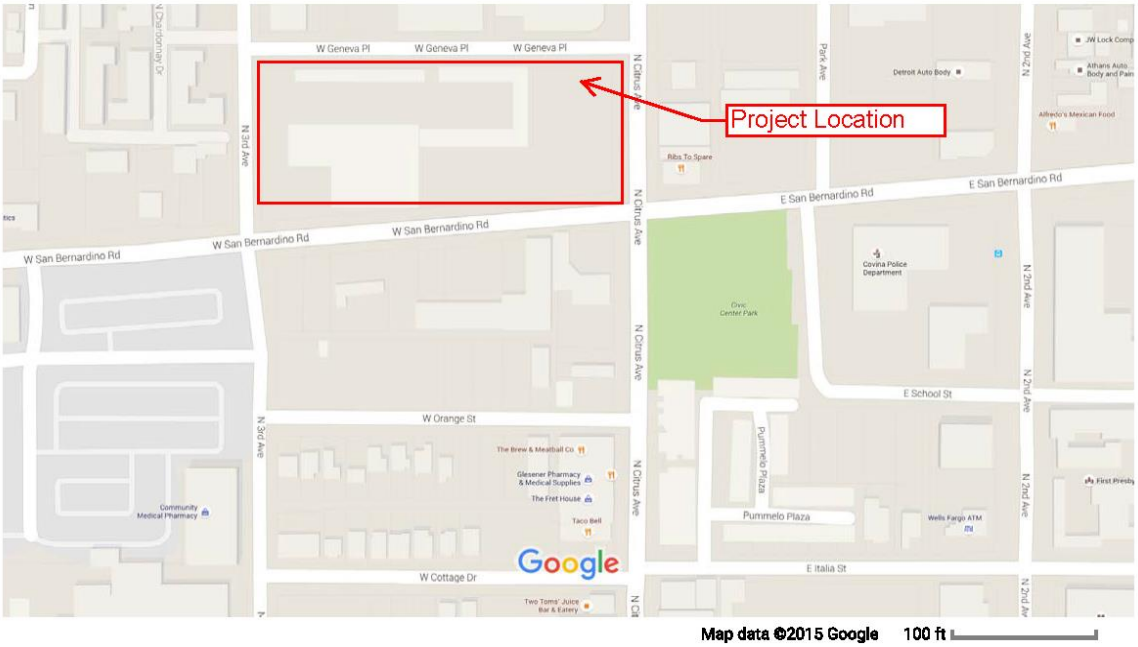
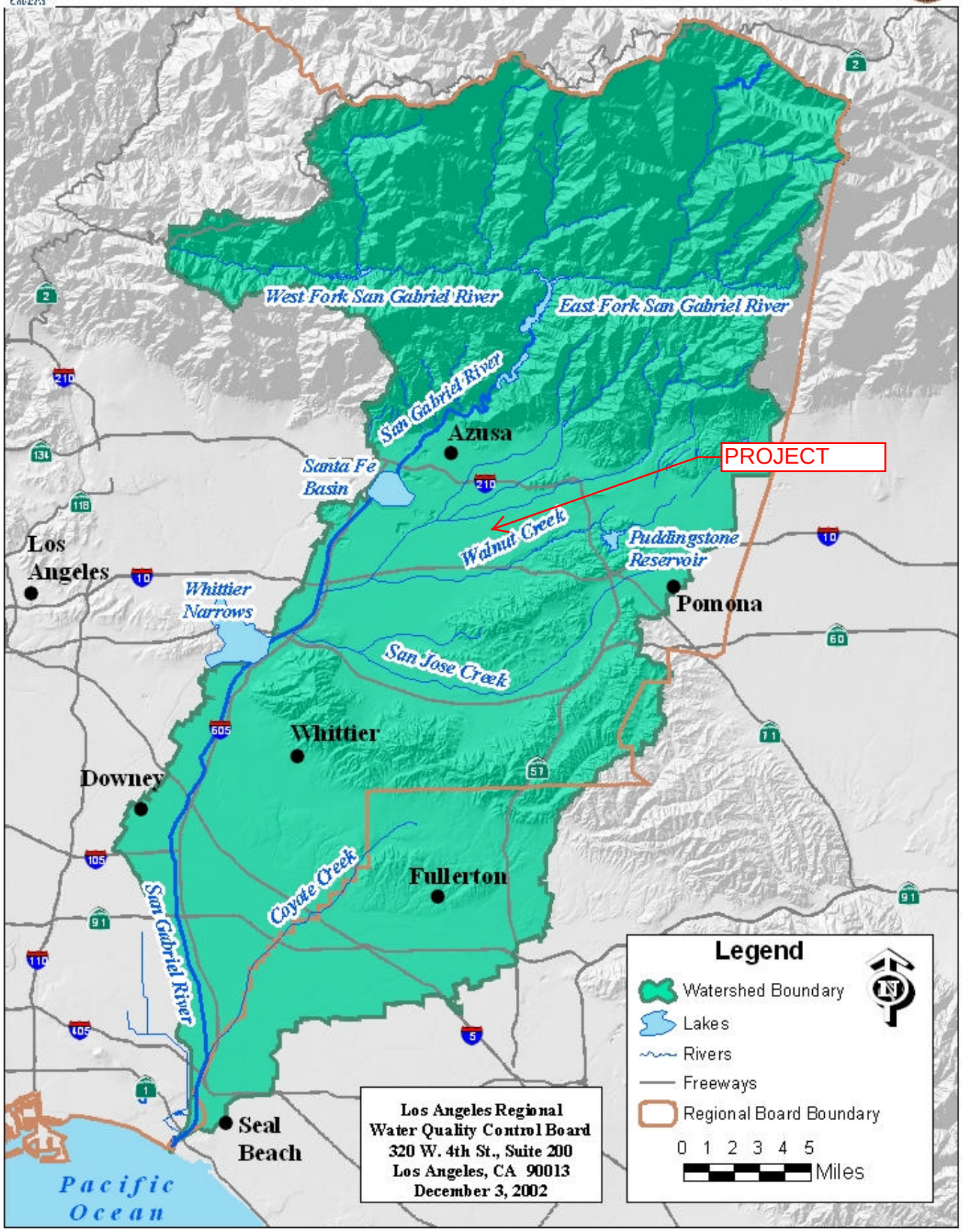

Google Maps
Project Location
W Geneva Pl
W San Bernardino Rd
E San Bernardino Rd
N Citrus Ave
N 3rd Ave
N 2nd Ave
Park Ave
W Orange St
E School St
Pummelo Plaza
E Italia St
W Cottage Dr
Detroit Auto Body
Ribs To Spare
Alfredo's Mexican Food
Covina Police Department
Civic Center Park
Community Medical Pharmacy
Glesener Pharmacy & Medical Supplies
The Fret House
Taco Bell
Wells Fargo ATM
Google
Map data ©2015 Google
100 ft

Figure -3:
Impaired Waters

Water Body	303(d) contaminants list:
(1) Walnut Creek Wash	Benthic-Macroinvertebrate Bioassessments, Indicator Bacteria, pH
(2) San Gabriel River Reach 3	Indicator Bacteria,
(3) San Gabriel River Reach 2	Coliform Bacteria, Cyanide, Lead,
(4) San Gabriel River Reach 1	Coliform Bacteria, pH
(5) San Gabriel River Estuary	Copper, Dioxin, Nickel, DO
(6) San Pedro Bay	Chlordane, DDT, PCBs, Sediment Toxicity,

San Gabriel River Watershed



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Appendix A: Volume and Flow Rate Calculations

Peak Flow Hydrologic Analysis

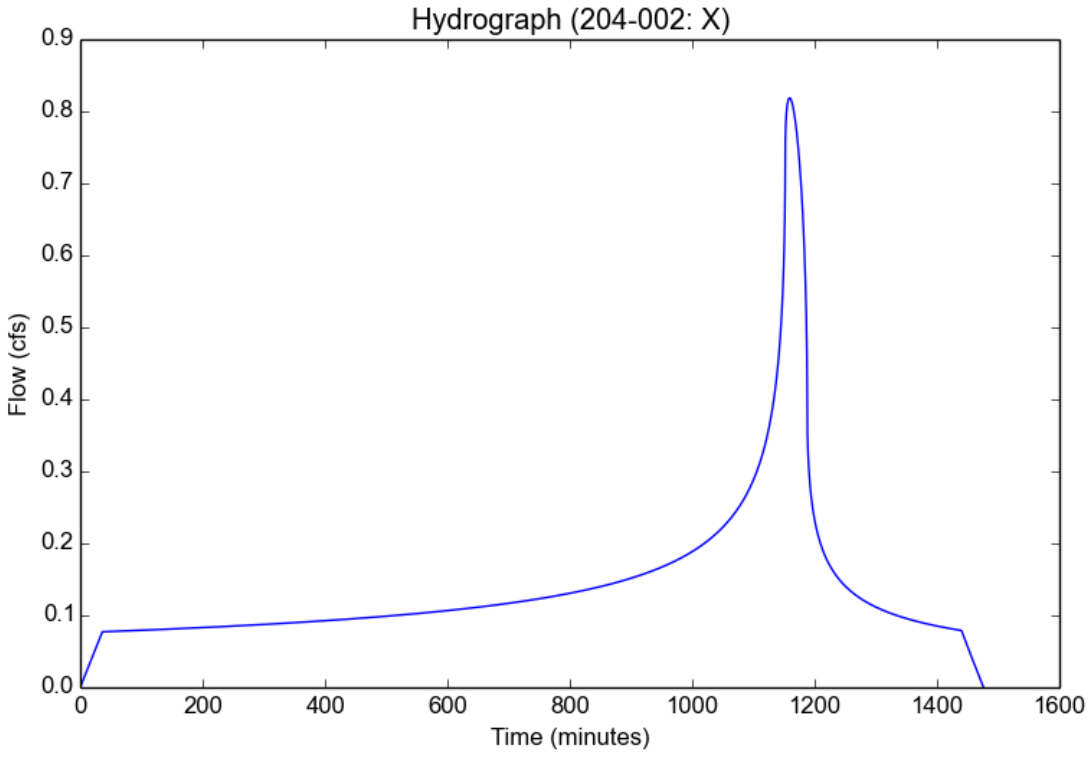
File location: P:/204-002/Admin/Reports/Hydrology/Lot A/Calcs/X_75.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	204-002
Subarea ID	X
Area (ac)	5.43
Flow Path Length (ft)	710.0
Flow Path Slope (vft/hft)	0.012
0.75-inch Rainfall Depth (in)	0.75
Percent Impervious	0.94
Soil Type	6
Design Storm Frequency	0.75 inch storm
Fire Factor	0
LID	True

Output Results

Modeled (0.75 inch storm) Rainfall Depth (in)	0.75
Peak Intensity (in/hr)	0.1769
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.852
Time of Concentration (min)	36.0
Clear Peak Flow Rate (cfs)	0.8186
Burned Peak Flow Rate (cfs)	0.8186
24-Hr Clear Runoff Volume (ac-ft)	0.2868
24-Hr Clear Runoff Volume (cu-ft)	12491.3793



Peak Flow Hydrologic Analysis

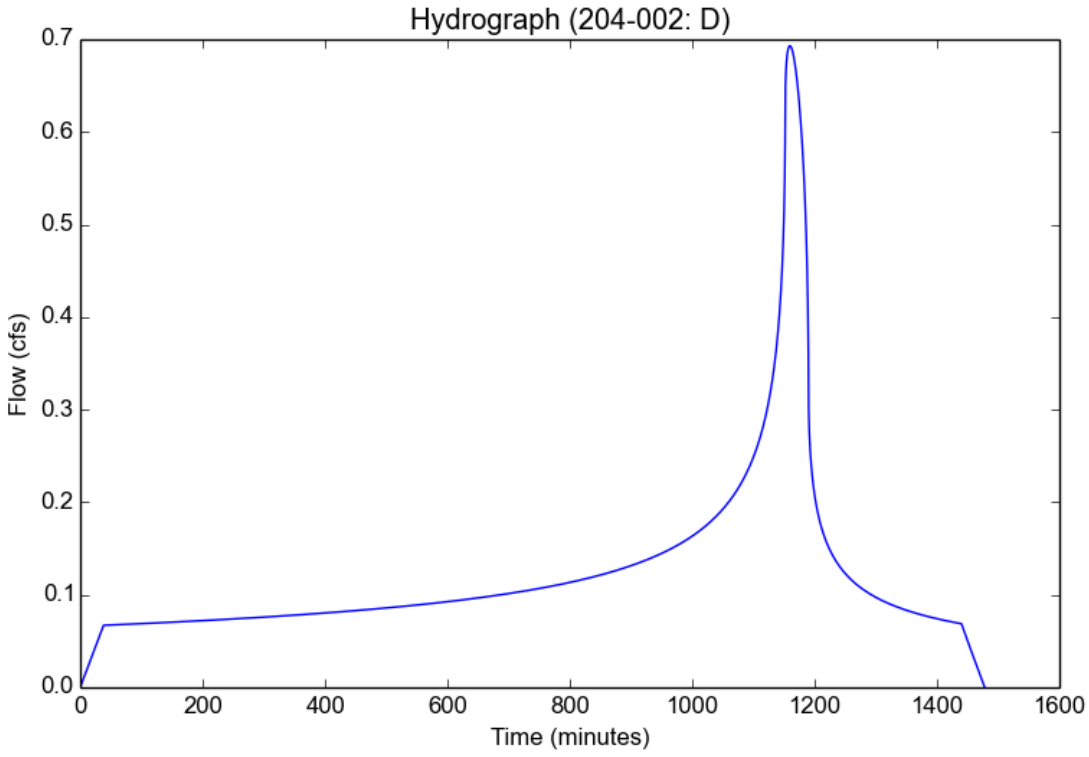
File location: P:/204-002/Admin/Reports/Hydrology/Lot A/Calcs/D_75.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	204-002
Subarea ID	D
Area (ac)	5.43
Flow Path Length (ft)	695.0
Flow Path Slope (vft/hft)	0.014
0.75-inch Rainfall Depth (in)	0.75
Percent Impervious	0.8
Soil Type	6
Design Storm Frequency	0.75 inch storm
Fire Factor	0
LID	True

Output Results

Modeled (0.75 inch storm) Rainfall Depth (in)	0.75
Peak Intensity (in/hr)	0.1725
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.74
Time of Concentration (min)	38.0
Clear Peak Flow Rate (cfs)	0.6931
Burned Peak Flow Rate (cfs)	0.6931
24-Hr Clear Runoff Volume (ac-ft)	0.2491
24-Hr Clear Runoff Volume (cu-ft)	10849.3409



Peak Flow Hydrologic Analysis

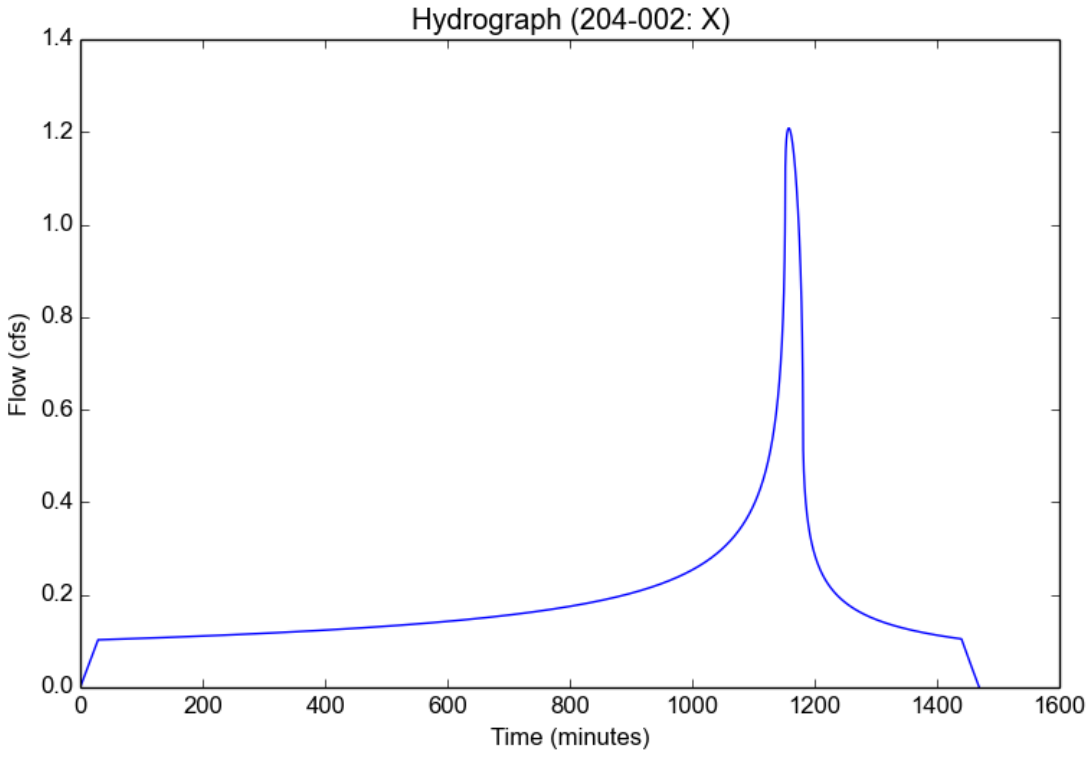
File location: P:/204-002/Admin/Reports/Hydrology/Lot A/Calcs/X_85.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	204-002
Subarea ID	X
Area (ac)	5.43
Flow Path Length (ft)	710.0
Flow Path Slope (vft/hft)	0.012
85th Percentile Rainfall Depth (in)	1.0
Percent Impervious	0.94
Soil Type	6
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	1.0
Peak Intensity (in/hr)	0.2612
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.852
Time of Concentration (min)	29.0
Clear Peak Flow Rate (cfs)	1.2082
Burned Peak Flow Rate (cfs)	1.2082
24-Hr Clear Runoff Volume (ac-ft)	0.3823
24-Hr Clear Runoff Volume (cu-ft)	16655.0746



Peak Flow Hydrologic Analysis

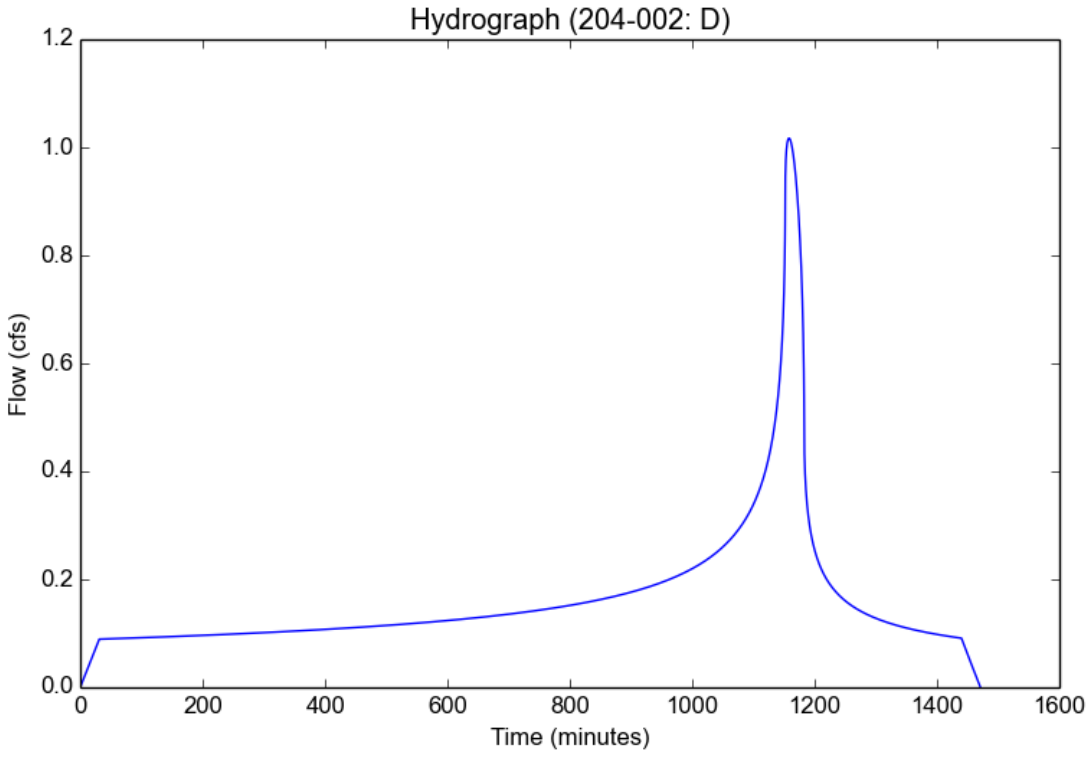
File location: P:/204-002/Admin/Reports/Hydrology/Lot A/Calcs/D_85.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	204-002
Subarea ID	D
Area (ac)	5.43
Flow Path Length (ft)	695.0
Flow Path Slope (vft/hft)	0.014
85th Percentile Rainfall Depth (in)	1.0
Percent Impervious	0.8
Soil Type	6
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

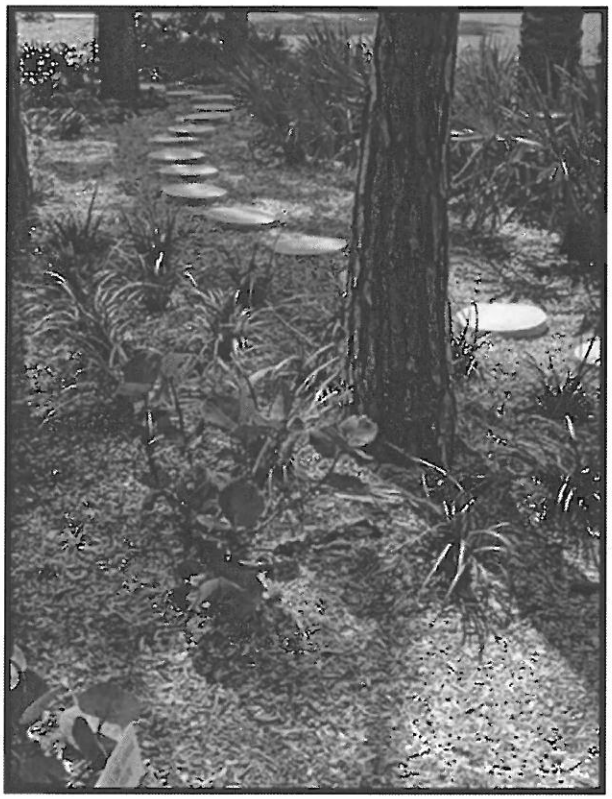
Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	1.0
Peak Intensity (in/hr)	0.2531
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.74
Time of Concentration (min)	31.0
Clear Peak Flow Rate (cfs)	1.017
Burned Peak Flow Rate (cfs)	1.017
24-Hr Clear Runoff Volume (ac-ft)	0.3321
24-Hr Clear Runoff Volume (cu-ft)	14465.6975



Appendix B: Site BMPs

Site Design & Landscape Planning SD-10



Design Objectives

- ☑ Maximize Infiltration
- ☑ Provide Retention
- ☑ Slow Runoff
- ☑ Minimize Impervious Land Coverage
- Prohibit Dumping of Improper Materials
- Contain Pollutants
- Collect and Convey

Description

Each project site possesses unique topographic, hydrologic, and vegetative features, some of which are more suitable for development than others. Integrating and incorporating appropriate landscape planning methodologies into the project design is the most effective action that can be done to minimize surface and groundwater contamination from stormwater.

Approach

Landscape planning should couple consideration of land suitability for urban uses with consideration of community goals and projected growth. Project plan designs should conserve natural areas to the extent possible, maximize natural water storage and infiltration opportunities, and protect slopes and channels.

Suitable Applications

Appropriate applications include residential, commercial and industrial areas planned for development or redevelopment.

Design Considerations

Design requirements for site design and landscapes planning should conform to applicable standards and specifications of agencies with jurisdiction and be consistent with applicable General Plan and Local Area Plan policies.

Designing New Installations

Begin the development of a plan for the landscape unit with attention to the following general principles:

- Formulate the plan on the basis of clearly articulated community goals. Carefully identify conflicts and choices between retaining and protecting desired resources and community growth.
- Map and assess land suitability for urban uses. Include the following landscape features in the assessment: wooded land, open unwooded land, steep slopes, erosion-prone soils, foundation suitability, soil suitability for waste disposal, aquifers, aquifer recharge areas, wetlands, floodplains, surface waters, agricultural lands, and various categories of urban land use. When appropriate, the assessment can highlight outstanding local or regional resources that the community determines should be protected (e.g., a scenic area, recreational area, threatened species habitat, farmland, fish run). Mapping and assessment should recognize not only these resources but also additional areas needed for their sustenance.

Project plan designs should conserve natural areas to the extent possible, maximize natural water storage and infiltration opportunities, and protect slopes and channels.

Conserve Natural Areas during Landscape Planning

If applicable, the following items are required and must be implemented in the site layout during the subdivision design and approval process, consistent with applicable General Plan and Local Area Plan policies:

- Cluster development on least-sensitive portions of a site while leaving the remaining land in a natural undisturbed condition.
- Limit clearing and grading of native vegetation at a site to the minimum amount needed to build lots, allow access, and provide fire protection.
- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Promote natural vegetation by using parking lot islands and other landscaped areas.
- Preserve riparian areas and wetlands.

Maximize Natural Water Storage and Infiltration Opportunities Within the Landscape Unit

- Promote the conservation of forest cover. Building on land that is already deforested affects basin hydrology to a lesser extent than converting forested land. Loss of forest cover reduces interception storage, detention in the organic forest floor layer, and water losses by evapotranspiration, resulting in large peak runoff increases and either their negative effects or the expense of countering them with structural solutions.
- Maintain natural storage reservoirs and drainage corridors, including depressions, areas of permeable soils, swales, and intermittent streams. Develop and implement policies and

regulations to discourage the clearing, filling, and channelization of these features. Utilize them in drainage networks in preference to pipes, culverts, and engineered ditches.

- Evaluating infiltration opportunities by referring to the stormwater management manual for the jurisdiction and pay particular attention to the selection criteria for avoiding groundwater contamination, poor soils, and hydrogeological conditions that cause these facilities to fail. If necessary, locate developments with large amounts of impervious surfaces or a potential to produce relatively contaminated runoff away from groundwater recharge areas.

Protection of Slopes and Channels during Landscape Design

- Convey runoff safely from the tops of slopes.
- Avoid disturbing steep or unstable slopes.
- Avoid disturbing natural channels.
- Stabilize disturbed slopes as quickly as possible.
- Vegetate slopes with native or drought tolerant vegetation.
- Control and treat flows in landscaping and/or other controls prior to reaching existing natural drainage systems.
- Stabilize temporary and permanent channel crossings as quickly as possible, and ensure that increases in run-off velocity and frequency caused by the project do not erode the channel.
- Install energy dissipaters, such as riprap, at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels in accordance with applicable specifications to minimize erosion. Energy dissipaters shall be installed in such a way as to minimize impacts to receiving waters.
- Line on-site conveyance channels where appropriate, to reduce erosion caused by increased flow velocity due to increases in tributary impervious area. The first choice for linings should be grass or some other vegetative surface, since these materials not only reduce runoff velocities, but also provide water quality benefits from filtration and infiltration. If velocities in the channel are high enough to erode grass or other vegetative linings, riprap, concrete, soil cement, or geo-grid stabilization are other alternatives.
- Consider other design principles that are comparable and equally effective.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define "redevelopment" in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. The definition of " redevelopment" must be consulted to determine whether or not the requirements for new development apply to areas intended for redevelopment. If the definition applies, the steps outlined under "designing new installations" above should be followed.

Redevelopment may present significant opportunity to add features which had not previously been implemented. Examples include incorporation of depressions, areas of permeable soils, and swales in newly redeveloped areas. While some site constraints may exist due to the status of already existing infrastructure, opportunities should not be missed to maximize infiltration, slow runoff, reduce impervious areas, disconnect directly connected impervious areas.

Other Resources

A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), Los Angeles County Department of Public Works, May 2002.

Stormwater Management Manual for Western Washington, Washington State Department of Ecology, August 2001.

Model Standard Urban Storm Water Mitigation Plan (SUSMP) for San Diego County, Port of San Diego, and Cities in San Diego County, February 14, 2002.

Model Water Quality Management Plan (WQMP) for County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County, Draft February 2003.

Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures, July 2002.

Roof Runoff Controls SD-11



Rain Garden

Design Objectives

- ☑ Maximize Infiltration
- ☑ Provide Retention
- ☑ Slow Runoff
- Minimize Impervious Land Coverage
- Prohibit Dumping of Improper Materials
- ☑ Contain Pollutants
- Collect and Convey

Description

Various roof runoff controls are available to address stormwater that drains off rooftops. The objective is to reduce the total volume and rate of runoff from individual lots, and retain the pollutants on site that may be picked up from roofing materials and atmospheric deposition. Roof runoff controls consist of directing the roof runoff away from paved areas and mitigating flow to the storm drain system through one of several general approaches: cisterns or rain barrels; dry wells or infiltration trenches; pop-up emitters, and foundation planting. The first three approaches require the roof runoff to be contained in a gutter and downspout system. Foundation planting provides a vegetated strip under the drip line of the roof.

Approach

Design of individual lots for single-family homes as well as lots for higher density residential and commercial structures should consider site design provisions for containing and infiltrating roof runoff or directing roof runoff to vegetative swales or buffer areas. Retained water can be reused for watering gardens, lawns, and trees. Benefits to the environment include reduced demand for potable water used for irrigation, improved stormwater quality, increased groundwater recharge, decreased runoff volume and peak flows, and decreased flooding potential.

Suitable Applications

Appropriate applications include residential, commercial and industrial areas planned for development or redevelopment.

Design Considerations

Designing New Installations

Cisterns or Rain Barrels

One method of addressing roof runoff is to direct roof downspouts to cisterns or rain barrels. A cistern is an above ground storage vessel with either a manually operated valve or a permanently open outlet. Roof runoff is temporarily stored and then released for irrigation or infiltration between storms. The number of rain

barrels needed is a function of the rooftop area. Some low impact developers recommend that every house have at least 2 rain barrels, with a minimum storage capacity of 1000 liters. Roof barrels serve several purposes including mitigating the first flush from the roof which has a high volume, amount of contaminants, and thermal load. Several types of rain barrels are commercially available. Consideration must be given to selecting rain barrels that are vector proof and childproof. In addition, some barrels are designed with a bypass valve that filters out grit and other contaminants and routes overflow to a soak-away pit or rain garden.

If the cistern has an operable valve, the valve can be closed to store stormwater for irrigation or infiltration between storms. This system requires continual monitoring by the resident or grounds crews, but provides greater flexibility in water storage and metering. If a cistern is provided with an operable valve and water is stored inside for long periods, the cistern must be covered to prevent mosquitoes from breeding.

A cistern system with a permanently open outlet can also provide for metering stormwater runoff. If the cistern outlet is significantly smaller than the size of the downspout inlet (say ¼ to ½ inch diameter), runoff will build up inside the cistern during storms, and will empty out slowly after peak intensities subside. This is a feasible way to mitigate the peak flow increases caused by rooftop impervious land coverage, especially for the frequent, small storms.

Dry wells and Infiltration Trenches

Roof downspouts can be directed to dry wells or infiltration trenches. A dry well is constructed by excavating a hole in the ground and filling it with an open graded aggregate, and allowing the water to fill the dry well and infiltrate after the storm event. An underground connection from the downspout conveys water into the dry well, allowing it to be stored in the voids. To minimize sedimentation from lateral soil movement, the sides and top of the stone storage matrix can be wrapped in a permeable filter fabric, though the bottom may remain open. A perforated observation pipe can be inserted vertically into the dry well to allow for inspection and maintenance.

In practice, dry wells receiving runoff from single roof downspouts have been successful over long periods because they contain very little sediment. They must be sized according to the amount of rooftop runoff received, but are typically 4 to 5 feet square, and 2 to 3 feet deep, with a minimum of 1-foot soil cover over the top (maximum depth of 10 feet).

To protect the foundation, dry wells must be set away from the building at least 10 feet. They must be installed in solids that accommodate infiltration. In poorly drained soils, dry wells have very limited feasibility.

Infiltration trenches function in a similar manner and would be particularly effective for larger roof areas. An infiltration trench is a long, narrow, rock-filled trench with no outlet that receives stormwater runoff. These are described under Treatment Controls.

Pop-up Drainage Emitter

Roof downspouts can be directed to an underground pipe that daylights some distance from the building foundation, releasing the roof runoff through a pop-up emitter. Similar to a pop-up irrigation head, the emitter only opens when there is flow from the roof. The emitter remains flush to the ground during dry periods, for ease of lawn or landscape maintenance.

Foundation Planting

Landscape planting can be provided around the base to allow increased opportunities for stormwater infiltration and protect the soil from erosion caused by concentrated sheet flow coming off the roof. Foundation plantings can reduce the physical impact of water on the soil and provide a subsurface matrix of roots that encourage infiltration. These plantings must be sturdy enough to tolerate the heavy runoff sheet flows, and periodic soil saturation.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define "redevelopment" in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. The definition of " redevelopment" must be consulted to determine whether or not the requirements for new development apply to areas intended for redevelopment. If the definition applies, the steps outlined under "designing new installations" above should be followed.

Supplemental Information

Examples

- City of Ottawa's Water Links Surface –Water Quality Protection Program
- City of Toronto Downspout Disconnection Program
- City of Boston, MA, Rain Barrel Demonstration Program

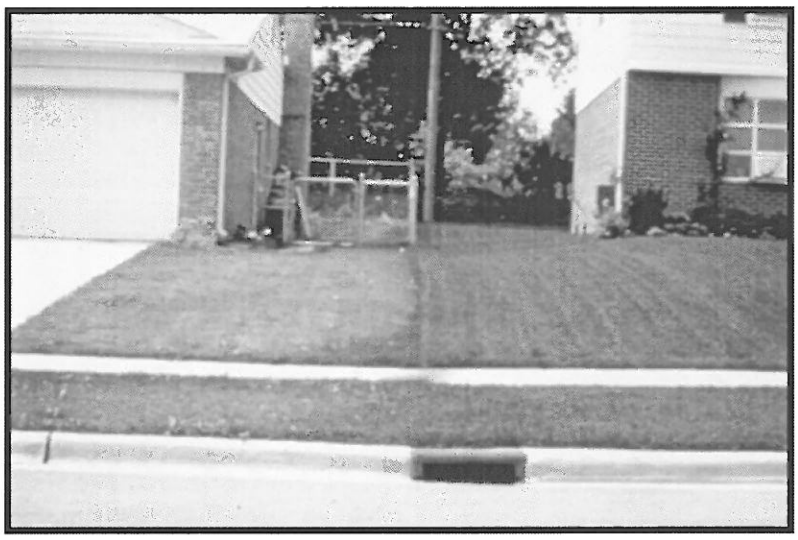
Other Resources

Hager, Marty Catherine, Stormwater, "Low-Impact Development", January/February 2003. www.stormh2o.com

Low Impact Urban Design Tools, Low Impact Development Design Center, Beltsville, MD. www.lid-stormwater.net

Start at the Source, Bay Area Stormwater Management Agencies Association, 1999 Edition

Efficient Irrigation SD-12



Design Objectives

- ☑ Maximize Infiltration
- ☑ Provide Retention
- ☑ Slow Runoff
- Minimize Impervious Land Coverage
- Prohibit Dumping of Improper Materials
- Contain Pollutants
- Collect and Convey

Description

Irrigation water provided to landscaped areas may result in excess irrigation water being conveyed into stormwater drainage systems.

Approach

Project plan designs for development and redevelopment should include application methods of irrigation water that minimize runoff of excess irrigation water into the stormwater conveyance system.

Suitable Applications

Appropriate applications include residential, commercial and industrial areas planned for development or redevelopment. (Detached residential single-family homes are typically excluded from this requirement.)

Design Considerations

Designing New Installations

The following methods to reduce excessive irrigation runoff should be considered, and incorporated and implemented where determined applicable and feasible by the Permittee:

- Employ rain-triggered shutoff devices to prevent irrigation after precipitation.
- Design irrigation systems to each landscape area's specific water requirements.
- Include design featuring flow reducers or shutoff valves triggered by a pressure drop to control water loss in the event of broken sprinkler heads or lines.
- Implement landscape plans consistent with County or City water conservation resolutions, which may include provision of water sensors, programmable irrigation times (for short cycles), etc.

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- Design timing and application methods of irrigation water to minimize the runoff of excess irrigation water into the storm water drainage system.
- Group plants with similar water requirements in order to reduce excess irrigation runoff and promote surface filtration. Choose plants with low irrigation requirements (for example, native or drought tolerant species). Consider design features such as:
  - Using mulches (such as wood chips or bar) in planter areas without ground cover to minimize sediment in runoff
  - Installing appropriate plant materials for the location, in accordance with amount of sunlight and climate, and use native plant materials where possible and/or as recommended by the landscape architect
  - Leaving a vegetative barrier along the property boundary and interior watercourses, to act as a pollutant filter, where appropriate and feasible
  - Choosing plants that minimize or eliminate the use of fertilizer or pesticides to sustain growth
- Employ other comparable, equally effective methods to reduce irrigation water runoff.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define "redevelopment" in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. The definition of " redevelopment" must be consulted to determine whether or not the requirements for new development apply to areas intended for redevelopment. If the definition applies, the steps outlined under "designing new installations" above should be followed.

Other Resources

A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), Los Angeles County Department of Public Works, May 2002.

Model Standard Urban Storm Water Mitigation Plan (SUSMP) for San Diego County, Port of San Diego, and Cities in San Diego County, February 14, 2002.

Model Water Quality Management Plan (WQMP) for County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County, Draft February 2003.

Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures, July 2002.

Storm Drain Signage SD-13



Design Objectives

- Maximize Infiltration
- Provide Retention
- Slow Runoff
- Minimize Impervious Land Coverage
- ☑ Prohibit Dumping of Improper Materials
- Contain Pollutants
- Collect and Convey

Description

Waste materials dumped into storm drain inlets can have severe impacts on receiving and ground waters. Posting notices regarding discharge prohibitions at storm drain inlets can prevent waste dumping. Storm drain signs and stencils are highly visible source controls that are typically placed directly adjacent to storm drain inlets.

Approach

The stencil or affixed sign contains a brief statement that prohibits dumping of improper materials into the urban runoff conveyance system. Storm drain messages have become a popular method of alerting the public about the effects of and the prohibitions against waste disposal.

Suitable Applications

Stencils and signs alert the public to the destination of pollutants discharged to the storm drain. Signs are appropriate in residential, commercial, and industrial areas, as well as any other area where contributions or dumping to storm drains is likely.

Design Considerations

Storm drain message markers or placards are recommended at all storm drain inlets within the boundary of a development project. The marker should be placed in clear sight facing toward anyone approaching the inlet from either side. All storm drain inlet locations should be identified on the development site map.

Designing New Installations

The following methods should be considered for inclusion in the project design and show on project plans:

- Provide stenciling or labeling of all storm drain inlets and catch basins, constructed or modified, within the project area with prohibitive language. Examples include "NO DUMPING

– DRAINS TO OCEAN" and/or other graphical icons to discourage illegal dumping.

- Post signs with prohibitive language and/or graphical icons, which prohibit illegal dumping at public access points along channels and creeks within the project area.

Note - Some local agencies have approved specific signage and/or storm drain message placards for use. Consult local agency stormwater staff to determine specific requirements for placard types and methods of application.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define "redevelopment" in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. If the project meets the definition of "redevelopment", then the requirements stated under " designing new installations" above should be included in all project design plans.

Additional Information

Maintenance Considerations

- Legibility of markers and signs should be maintained. If required by the agency with jurisdiction over the project, the owner/operator or homeowner's association should enter into a maintenance agreement with the agency or record a deed restriction upon the property title to maintain the legibility of placards or signs.

Placement

- Signage on top of curbs tends to weather and fade.

- Signage on face of curbs tends to be worn by contact with vehicle tires and sweeper brooms.

Supplemental Information

Examples

- Most MS4 programs have storm drain signage programs. Some MS4 programs will provide stencils, or arrange for volunteers to stencil storm drains as part of their outreach program.

Other Resources

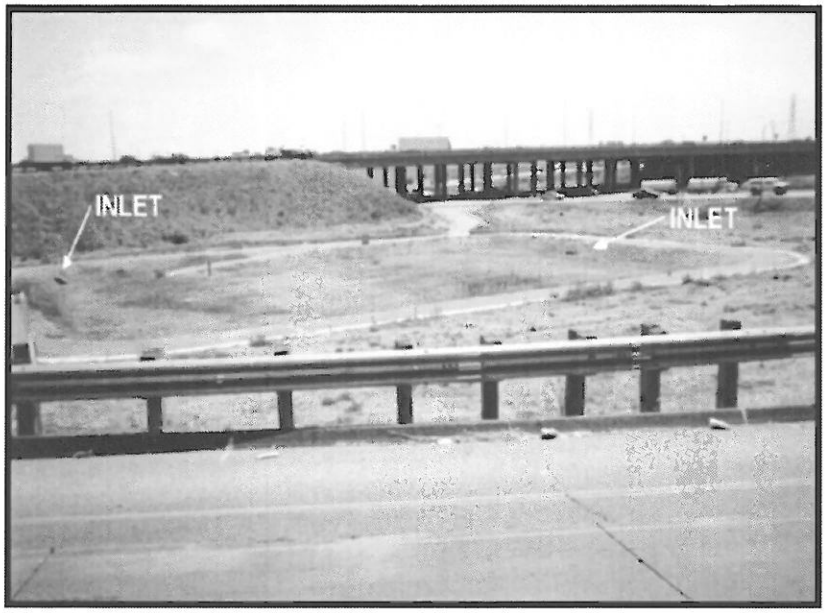
A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), Los Angeles County Department of Public Works, May 2002.

Model Standard Urban Storm Water Mitigation Plan (SUSMP) for San Diego County, Port of San Diego, and Cities in San Diego County, February 14, 2002.

Model Water Quality Management Plan (WQMP) for County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County, Draft February 2003.

Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures, July 2002.

Infiltration Basin TC-11



Design Considerations

- Soil for Infiltration
- Slope
- Aesthetics

Targeted Constituents

☑	Sediment	■
☑	Nutrients	■
☑	Trash	■
☑	Metals	■
☑	Bacteria	■
☑	Oil and Grease	■
☑	Organics	■

Legend *(Removal Effectiveness)*

● Low ■ High

▲ Medium

Description

An infiltration basin is a shallow impoundment that is designed to infiltrate stormwater. Infiltration basins use the natural filtering ability of the soil to remove pollutants in stormwater runoff. Infiltration facilities store runoff until it gradually exfiltrates through the soil and eventually into the water table. This practice has high pollutant removal efficiency and can also help recharge groundwater, thus helping to maintain low flows in stream systems. Infiltration basins can be challenging to apply on many sites, however, because of soils requirements. In addition, some studies have shown relatively high failure rates compared with other management practices.

California Experience

Infiltration basins have a long history of use in California, especially in the Central Valley. Basins located in Fresno were among those initially evaluated in the National Urban Runoff Program and were found to be effective at reducing the volume of runoff, while posing little long-term threat to groundwater quality (EPA, 1983; Schroeder, 1995). Proper siting of these devices is crucial as underscored by the experience of Caltrans in siting two basins in Southern California. The basin with marginal separation from groundwater and soil permeability failed immediately and could never be rehabilitated.

Advantages

- Provides 100% reduction in the load discharged to surface waters.
- The principal benefit of infiltration basins is the approximation of pre-development hydrology during which a

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significant portion of the average annual rainfall runoff is infiltrated and evaporated rather than flushed directly to creeks.

- If the water quality volume is adequately sized, infiltration basins can be useful for providing control of channel forming (erosion) and high frequency (generally less than the 2-year) flood events.

Limitations

- May not be appropriate for industrial sites or locations where spills may occur.
- Infiltration basins require a minimum soil infiltration rate of 0.5 inches/hour, not appropriate at sites with Hydrologic Soil Types C and D.
- If infiltration rates exceed 2.4 inches/hour, then the runoff should be fully treated prior to infiltration to protect groundwater quality.
- Not suitable on fill sites or steep slopes.
- Risk of groundwater contamination in very coarse soils.
- Upstream drainage area must be completely stabilized before construction.
- Difficult to restore functioning of infiltration basins once clogged.

Design and Sizing Guidelines

- Water quality volume determined by local requirements or sized so that 85% of the annual runoff volume is captured.
- Basin sized so that the entire water quality volume is infiltrated within 48 hours.
- Vegetation establishment on the basin floor may help reduce the clogging rate.

Construction/Inspection Considerations

- Before construction begins, stabilize the entire area draining to the facility. If impossible, place a diversion berm around the perimeter of the infiltration site to prevent sediment entrance during construction or remove the top 2 inches of soil after the site is stabililized. Stabilize the entire contributing drainage area, including the side slopes, before allowing any runoff to enter once construction is complete.
- Place excavated material such that it can not be washed back into the basin if a storm occurs during construction of the facility.
- Build the basin without driving heavy equipment over the infiltration surface. Any equipment driven on the surface should have extra-wide ("low pressure") tires. Prior to any construction, rope off the infiltration area to stop entrance by unwanted equipment.
- After final grading, till the infiltration surface deeply.
- Use appropriate erosion control seed mix for the specific project and location.

Performance

As water migrates through porous soil and rock, pollutant attenuation mechanisms include precipitation, sorption, physical filtration, and bacterial degradation. If functioning properly, this approach is presumed to have high removal efficiencies for particulate pollutants and moderate removal of soluble pollutants. Actual pollutant removal in the subsurface would be expected to vary depending upon site-specific soil types. This technology eliminates discharge to surface waters except for the very largest storms; consequently, complete removal of all stormwater constituents can be assumed.

There remain some concerns about the potential for groundwater contamination despite the findings of the NURP and Nightingale (1975; 1987a,b,c; 1989). For instance, a report by Pitt et al. (1994) highlighted the potential for groundwater contamination from intentional and unintentional stormwater infiltration. That report recommends that infiltration facilities not be sited in areas where high concentrations are present or where there is a potential for spills of toxic material. Conversely, Schroeder (1995) reported that there was no evidence of groundwater impacts from an infiltration basin serving a large industrial catchment in Fresno, CA.

Siting Criteria

The key element in siting infiltration basins is identifying sites with appropriate soil and hydrogeologic properties, which is critical for long term performance. In one study conducted in Prince George's County, Maryland (Galli, 1992), all of the infiltration basins investigated clogged within 2 years. It is believed that these failures were for the most part due to allowing infiltration at sites with rates of less than 0.5 in/hr, basing siting on soil type rather than field infiltration tests, and poor construction practices that resulted in soil compaction of the basin invert.

A study of 23 infiltration basins in the Pacific Northwest showed better long-term performance in an area with highly permeable soils (Hilding, 1996). In this study, few of the infiltration basins had failed after 10 years. Consequently, the following guidelines for identifying appropriate soil and subsurface conditions should be rigorously adhered to.

- Determine soil type (consider RCS soil type 'A, B or C' only) from mapping and consult USDA soil survey tables to review other parameters such as the amount of silt and clay, presence of a restrictive layer or seasonal high water table, and estimated permeability. The soil should not have more than 30% clay or more than 40% of clay and silt combined. Eliminate sites that are clearly unsuitable for infiltration.

- Groundwater separation should be at least 3 m from the basin invert to the measured ground water elevation. There is concern at the state and regional levels of the impact on groundwater quality from infiltrated runoff, especially when the separation between groundwater and the surface is small.

- Location away from buildings, slopes and highway pavement (greater than 6 m) and wells and bridge structures (greater than 30 m). Sites constructed of fill, having a base flow or with a slope greater than 15% should not be considered.

- Ensure that adequate head is available to operate flow splitter structures (to allow the basin to be offline) without ponding in the splitter structure or creating backwater upstream of the splitter.

- Base flow should not be present in the tributary watershed.

Secondary Screening Based on Site Geotechnical Investigation

- At least three in-hole conductivity tests shall be performed using USBR 7300-89 or Bouwer-Rice procedures (the latter if groundwater is encountered within the boring), two tests at different locations within the proposed basin and the third down gradient by no more than approximately 10 m. The tests shall measure permeability in the side slopes and the bed within a depth of 3 m of the invert.

- The minimum acceptable hydraulic conductivity as measured in any of the three required test holes is 13 mm/hr. If any test hole shows less than the minimum value, the site should be disqualified from further consideration.

- Exclude from consideration sites constructed in fill or partially in fill unless no silts or clays are present in the soil boring. Fill tends to be compacted, with clays in a dispersed rather than flocculated state, greatly reducing permeability.

- The geotechnical investigation should be such that a good understanding is gained as to how the stormwater runoff will move in the soil (horizontally or vertically) and if there are any geological conditions that could inhibit the movement of water.

Additional Design Guidelines

(1) Basin Sizing - The required water quality volume is determined by local regulations or sufficient to capture 85% of the annual runoff.

(2) Provide pretreatment if sediment loading is a maintenance concern for the basin.

(3) Include energy dissipation in the inlet design for the basins. Avoid designs that include a permanent pool to reduce opportunity for standing water and associated vector problems.

(4) Basin invert area should be determined by the equation:

$$A = \frac{WQV}{kt}$$

where A = Basin invert area (m^2)

WQV = water quality volume (m^3)

k = 0.5 times the lowest field-measured hydraulic conductivity (m/hr)

t = drawdown time (48 hr)

(5) The use of vertical piping, either for distribution or infiltration enhancement shall not be allowed to avoid device classification as a Class V injection well per 40 CFR146.5(e)(4).

Maintenance

Regular maintenance is critical to the successful operation of infiltration basins. Recommended operation and maintenance guidelines include:

- Inspections and maintenance to ensure that water infiltrates into the subsurface completely (recommended infiltration rate of 72 hours or less) and that vegetation is carefully managed to prevent creating mosquito and other vector habitats.
- Observe drain time for the design storm after completion or modification of the facility to confirm that the desired drain time has been obtained.
- Schedule semiannual inspections for beginning and end of the wet season to identify potential problems such as erosion of the basin side slopes and invert, standing water, trash and debris, and sediment accumulation.
- Remove accumulated trash and debris in the basin at the start and end of the wet season.
- Inspect for standing water at the end of the wet season.
- Trim vegetation at the beginning and end of the wet season to prevent establishment of woody vegetation and for aesthetic and vector reasons.
- Remove accumulated sediment and regrade when the accumulated sediment volume exceeds 10% of the basin.
- If erosion is occurring within the basin, revegetate immediately and stabilize with an erosion control mulch or mat until vegetation cover is established.
- To avoid reversing soil development, scarification or other disturbance should only be performed when there are actual signs of clogging, rather than on a routine basis. Always remove deposited sediments before scarification, and use a hand-guided rotary tiller, if possible, or a disc harrow pulled by a very light tractor.

Cost

Infiltration basins are relatively cost-effective practices because little infrastructure is needed when constructing them. One study estimated the total construction cost at about $2 per ft (adjusted for inflation) of storage for a 0.25-acre basin (SWRPC, 1991). As with other BMPs, these published cost estimates may deviate greatly from what might be incurred at a specific site. For instance, Caltrans spent about $18/ft^3 for the two infiltration basins constructed in southern California, each of which had a water quality volume of about 0.34 ac.-ft. Much of the higher cost can be attributed to changes in the storm drain system necessary to route the runoff to the basin locations.

Infiltration basins typically consume about 2 to 3% of the site draining to them, which is relatively small. Additional space may be required for buffer, landscaping, access road, and fencing. Maintenance costs are estimated at 5 to 10% of construction costs.

One cost concern associated with infiltration practices is the maintenance burden and longevity. If improperly maintained, infiltration basins have a high failure rate. Thus, it may be necessary to replace the basin with a different technology after a relatively short period of time.

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Information Resources

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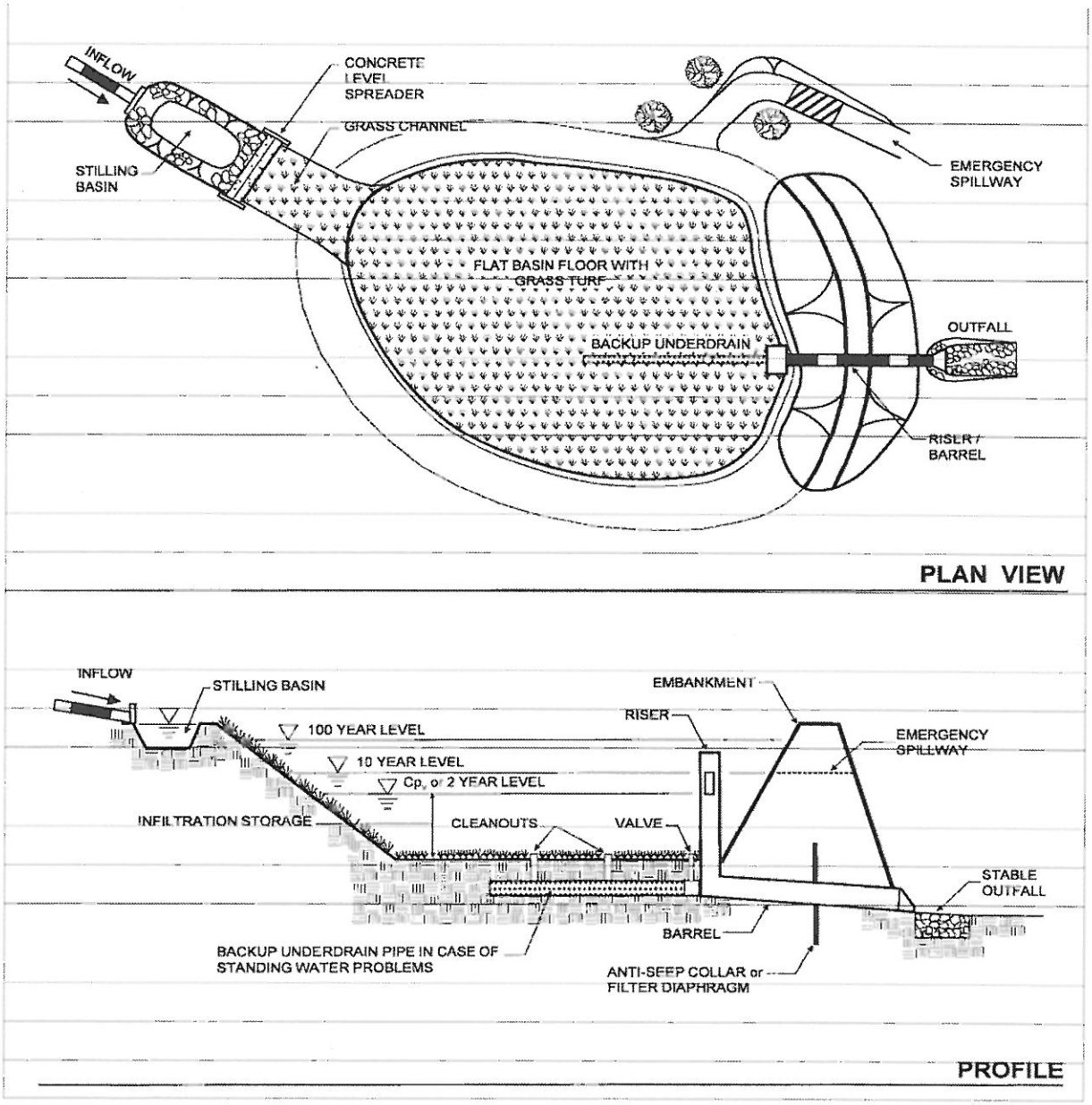
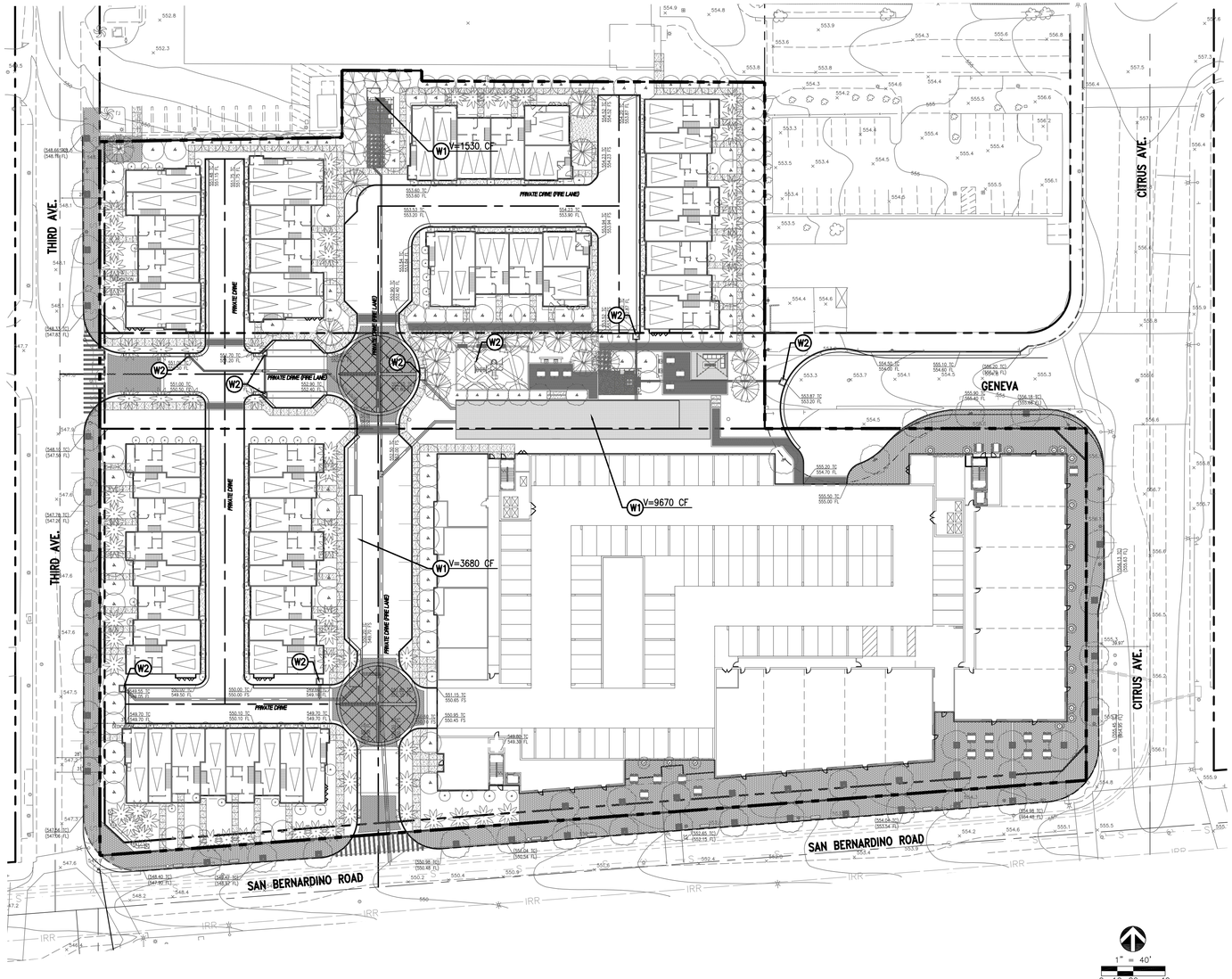

INFLOW
CONCRETE LEVEL SPREADER
GRASS CHANNEL
STILLING BASIN
EMERGENCY SPILLWAY
FLAT BASIN FLOOR WITH GRASS TURF
OUTFALL
BACKUP UNDERDRAIN
RISER / BARREL
PLAN VIEW
INFLOW
STILLING BASIN
EMBANKMENT
RISER
100 YEAR LEVEL
10 YEAR LEVEL
Cp, or 2 YEAR LEVEL
EMERGENCY SPILLWAY
INFILTRATION STORAGE
CLEANOUTS
VALVE
STABLE OUTFALL
BARREL
BACKUP UNDERDRAIN PIPE IN CASE OF STANDING WATER PROBLEMS
ANTI-SEEP COLLAR or FILTER DIAPHRAGM
PROFILE

Appendix C: BMP Exhibit

LID EXHIBIT
TRACT 73661



SOIL TYPE: 006
50 YR-24 HR RAINFALL: 7.1 IN.
85TH PERCENTILE RAINFALL: 1.0 IN.

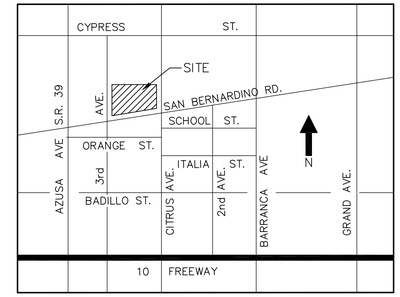
POST DEVELOPMENT:
PERVIOUS AREA = 0.33 AC. (6%)
IMPERVIOUS AREA = 5.10 AC. (94%)

$Q_{85th/4hr}$	=	4.59	CFS
$Q_{10yr/4hr}$	=	10.88	CFS
$Q_{25yr/4hr}$	=	14.32	CFS
$Q_{50yr/4hr}$	=	17.52	CFS
$V_{85th\%}$	=	14496	CF
V_{DTF}	=	10850	CF

BEST MANAGEMENT PRACTICES NOTES:

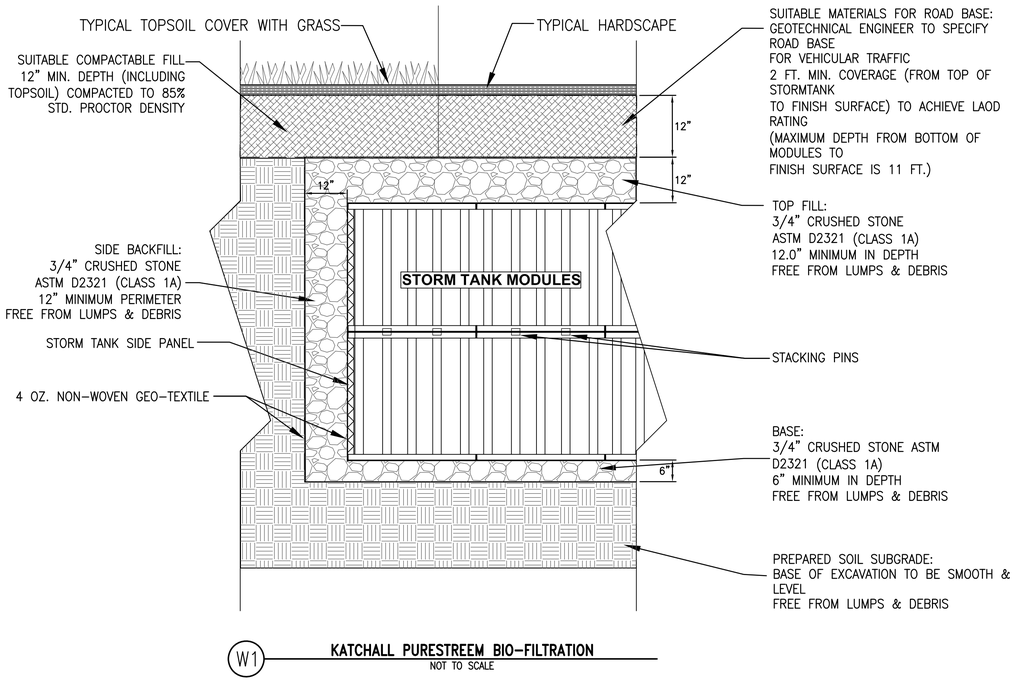
(W1) — BRENTWOOD INDUSTRIES STORAGE AND INFILTRATION SYSTEM

(W2) — INSTALL KRISTAR FLOGARD PLUS CATCH BASIN FILTER INSERT OR APPROVED EQUAL.



THOMAS BROTHERS GUIDE PAGE 599 GRID B5

VICINITY MAP
N.T.S.



(W1) **KATCHALL PURESTREEM BIO-FILTRATION**
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
ALI MONSHIZADEH
C67674
EXP. 06/30/2019
CIVIL
STATE OF CALIFORNIA

PLAN PREPARED BY:
MFKessler
Civil Engineering, Land Planning, Surveying
ONE VENTURE, SUITE 130
IRVINE, CA 92618
(949) 339-5330
MFKESSLER.COM

CITY OF COVINA

LID EXHIBIT
TRACT 73661
3RD AVE. AND SAN BERNARDINO ROAD

SHEET
1 OF 1

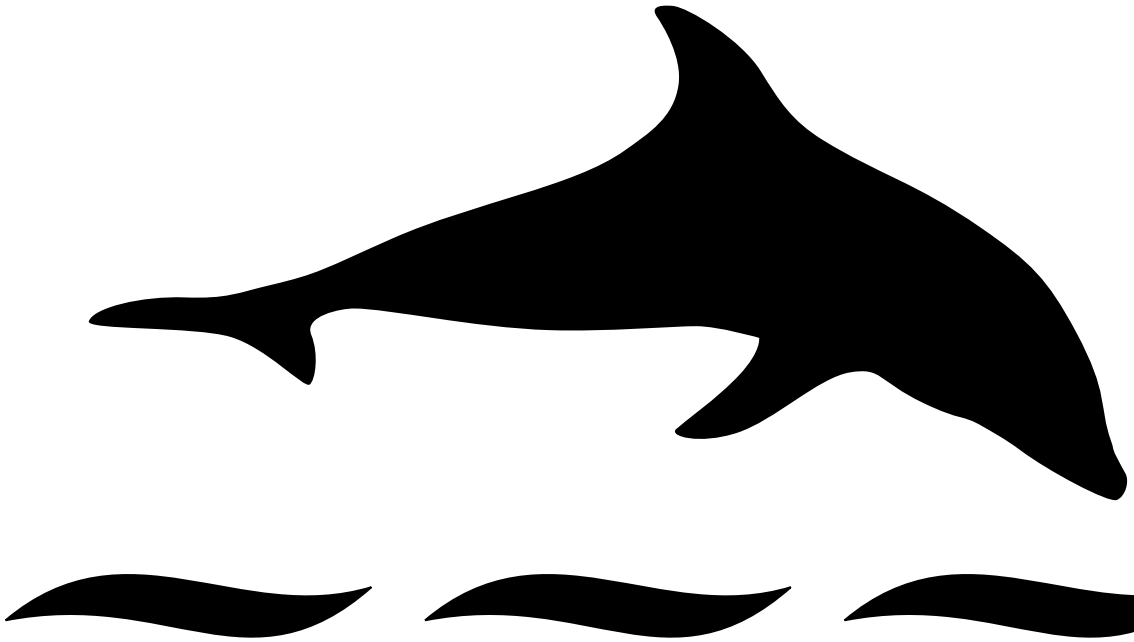
PROJ: 24-0004-4 DWG: P:\2024-0002\dwg\Sheet Files\EXH-01.dwg By: brunnstream Oct 25, 2017 - 6:06:34pm

Appendix D: "NO DUMPING – DRAINS TO OCEAN" Stencil Example



Sample Stencil 1

NO DUMPING

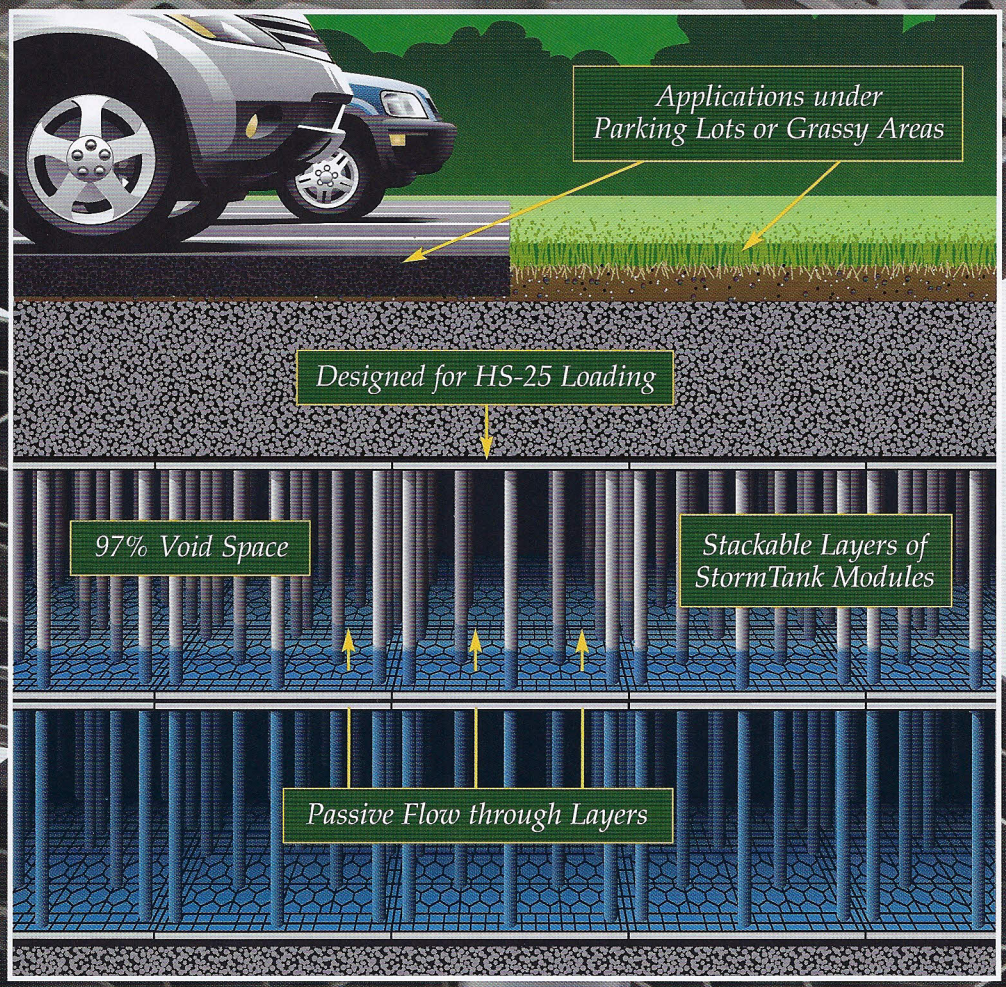


DRAINS TO OCEAN

Sample Stencil 2

Appendix E: Filter Unit

STORMTANK™ STORMWATER STORAGE MODULES

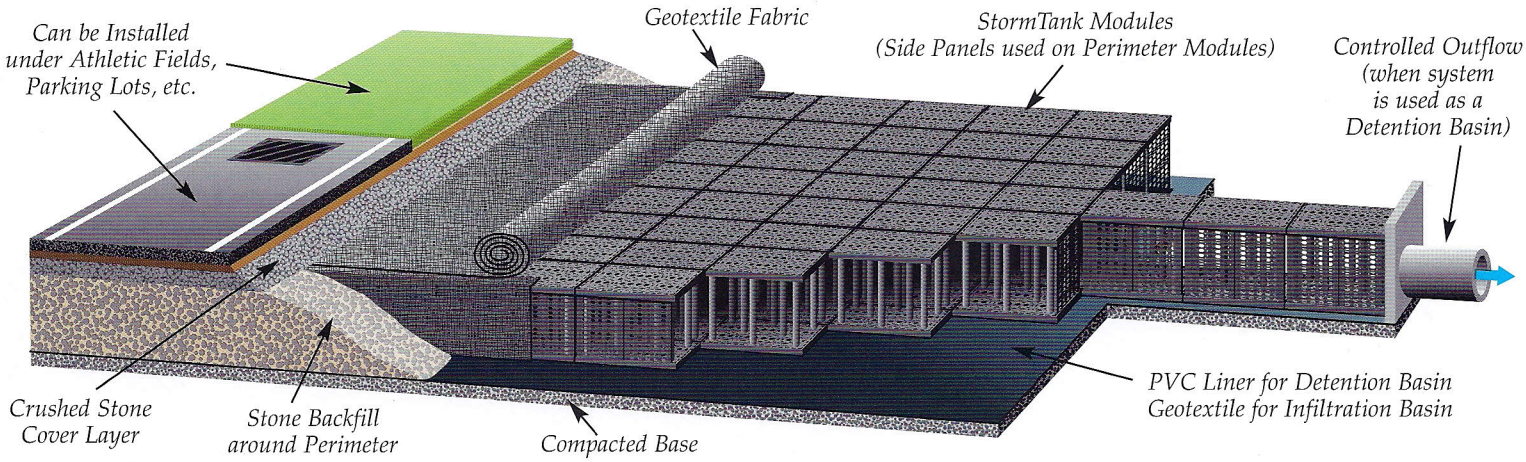


StormTank™

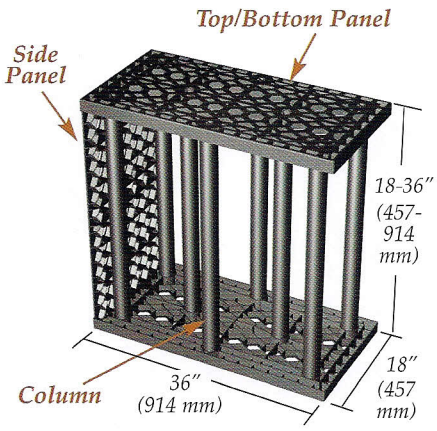
Stormwater Storage Modules are a high-void, strong, affordable alternative to crushed stone, concrete structures, or pipe chambers for sub-surface stormwater detention or infiltration basins.

BRENTWOOD INDUSTRIES

STORMTANK™ STORMWATER STORAGE SYSTEM



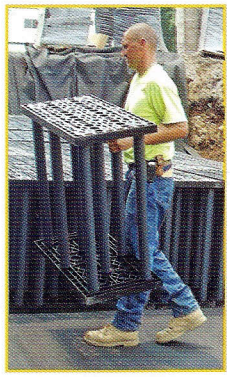
Brentwood's StormTank™ Stormwater Storage System is a high-void, strong, affordable alternative to crushed stone, concrete structures, or pipe chambers for sub-surface stormwater detention or infiltration basins.



HIGH VOID, HIGH STRENGTH Our modules offer the largest void space of any underground stormwater storage units currently on the market (97%), and are load-rated for use under parking lots, athletic fields, parks, etc. (Designed to exceed HS-25 loading criteria)!

EASY TO INSTALL The entire StormTank Storage System is built on-site from Top/Bottom Panels and Side Panels made of rugged, lightweight polypropylene and 2-3/8" (60.3 mm) diameter PVC columns. Combinations of these three components create all the module configurations needed for a fully-functioning underground system (see example at top).

To minimize shipping costs, the StormTank components are delivered unassembled, but on-site assembly is a snap! No special equipment, tools, or bonding agents are needed to assemble or install the modules. All components easily attach with a secure concentric pressure fit.



StormTank installation is quick & easy ... and requires no special tools or equipment!

EASY TO CLEAN The open tops/bottoms and sides of the modules makes flushing and cleaning easy ... a great advantage over storage systems where access is limited.



SAVES SPACE AND MONEY Because of its 97% void space, stackability, and HS-25 strength, a StormTank system offers significant space and cost savings when compared to conventional stormwater storage solutions. For example:

- A StormTank installation requires a much smaller footprint than a crushed rock system with the same amount of stormwater storage capacity. And less space used also means less expense for excavation, geotextile, liner, installation, and backfill.
- Because a StormTank system is installed underground, it frees up surface space for uses that would be otherwise unavailable with a typical detention pond.
- StormTank's stackability and variable column height can maximize the use of a site with limited surface area.

BRENTWOOD INDUSTRIES

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Website www.BrentwoodProcess.com

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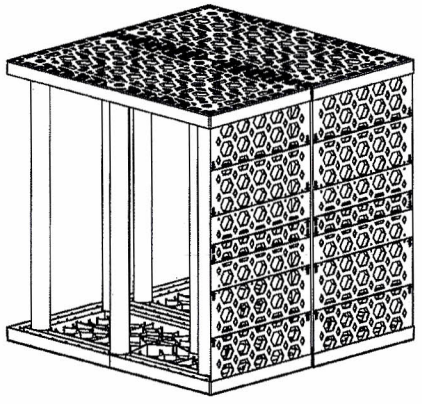
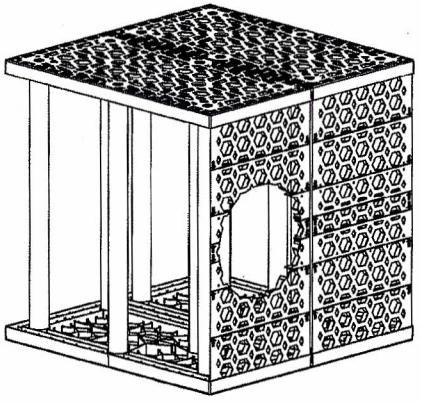
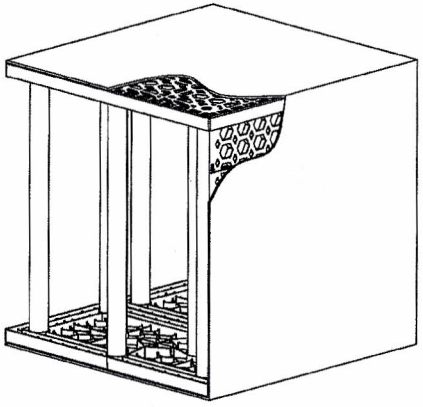


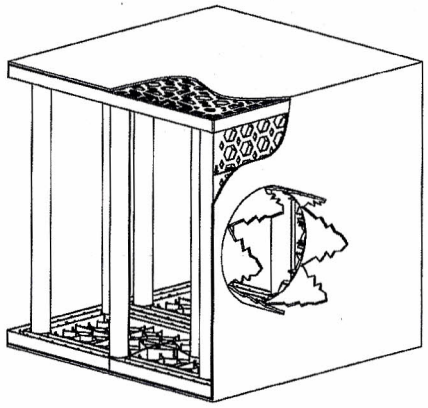
Installed StormTank Modules



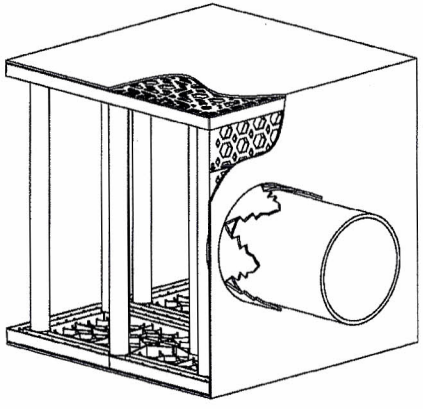
Hole cut into side panel for pipe.
Diameter not to exceed 14.0" OD.



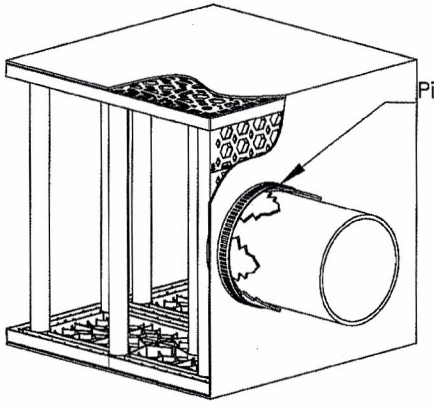
Geo Textile Wrapped around
entire Istallation of StormTank Modules.



Hole Cut into Geo-Textile fabric
and edges pealed out.



Pipe inserted through hole in
side panel and Geo-Textile.
**Note: Geo-Textile fabric edges
are on outside of pipe.**



Pipe is sealed with banding
or water resisitant tape.

Rev. No.	Date	Record of Changes	By	Approv.

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TOLERANCES									
HEIGHT	±1/2"								
LENGTH	±1/2"								
WIDTH	±1/2"								

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Project Name: StormTank Pipe Connections | B

Title: Typical Influent Pipe Connection

Drawn By	Date
DMB	7-15-08
Drawing No.	**Scale**
DRAWING_NO.	N.T.S.

INSTALLATION GUIDE



STORMTANK® Module

SITE PREPARATION & INSTALLATION INSTRUCTIONS

BRENTWOOD®

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2.0 Basin Excavation 2
3.0 Sub-Grade Requirements 2
4.0 Leveling Bed Installation 3
5.0 Stormtank® Module Placement 3
5.0 Stormtank® Module Placement (Continued) 4
6.0 Side Backfill 5
7.0 Top Backfill (Stone) 6
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Appendix B - Acceptable Fill Materials 9
Appendix C - Material Placement Guidelines 10
Appendix D - Standard Limited Warranty 11
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General Conditions

- Review installation procedures and coordinate the installation with other construction activities, such as grading, excavation, utilities, construction access, erosion control, etc.
- Engineered Drawings supersede all provided documentation, as the information furnished in this document is based on a typical installation.
- When installed based on Brentwood's Site Preparation and Installation Instructions or similar, a StormTank® system can support an HS-25 load.
- Coordinate the installation with manufacturer's representative/distributor to be on-site to review start up procedures and installation instructions.
- Components shall be unloaded, handled and stored in an area protected from traffic and in a manner to prevent damage.
- Assembled modules may be walked on, but vehicular traffic is prohibited until backfilled per Manufacturer's requirements. Protect the installation against damage with highly visible construction tape, fencing, or other means until construction is complete.
- Ensure all construction occurs in accordance with Federal, State and Local Laws, Ordinances, Regulations and Safety Requirements.
- Extra care and caution should be taken when temperatures are at or below 40° F (4.4° C).

1.0 StormTank® Assembly

StormTank® Modules:

StormTank® modules are delivered to the site as palletized components requiring simple assembly. No special equipment, tools or bonding agents are required; only a rubber mallet. A single worker can typically assemble a module in two minutes.

General Notes:

- Remove packaging material and check for any damage. Report any damaged components to a StormTank® Distributor or Brentwood personnel.
- StormTank® components are backed by a one year warranty, when installed per manufacturer's recommendations.

Step 1



Place a platen on a firm level surface and insert the eight (8) columns into the platen receiver cups. Firmly tap each column with a rubber mallet to ensure the column is seated.

Step 2



Place a second platen on a firm level surface. Flip the previously assembled components upside down onto the second platen, aligning the columns into the platen receiver cups.

Step 3



Once aligned, seat the top assembly by alternating taps, with a rubber mallet at each structural column until all columns are firmly seated.

Step 4



If side panels are required, firmly tap the top platen upward to raise the top platen. Insert the side panel into the bottom platen.

Step 5



Align the top of the side panel with the top platen and firmly seat the top platen utilizing a rubber mallet.

Completed Module



A complete module can support up to HS-25 Loading when installed per manufacturer's recommendations.

2.0 Basin Excavation

1. Stake out and excavate to elevations per approved plans. Excavation Requirements:
    a. Sub-grade excavation must be a minimum of 6” (152 mm) below designed StormTank® Module invert.
    b. The excavation should extend a minimum of 12” (305 mm) beyond the StormTank® dimensions in each length and width (an additional 24” [610 mm] in total length and total width) to allow for adequate placement of side backfill material.
    c. Remove objectionable material encountered within the excavation, including protruding material from the walls.
    d. Furnish, install, monitor and maintain excavation support (e.g., shoring, bracing, trench boxes, etc.) as required by Federal, State and Local Laws, Ordinances, Regulations and Safety Requirements.





3.0 Sub-Grade Requirements

1. Sub-grade shall be unfrozen, level (plus or minus 1%), and free of lumps or debris with no standing water, mud or muck. Do not use materials nor mix with materials that are frozen and/or coated with ice or frost.



2. Unstable, unsuitable and/or compromised areas should be brought to the Engineer’s attention and mitigating efforts determined prior to compacting the sub-grade.

3. Sub-grade must be compacted to 95% Standard Proctor Density or as approved by the Engineer of Record. If code requirements restrict subgrade compaction, it is the requirement of the geotechnical Engineer to verify that the bearing capacity and settlement criteria for support of the system are met. *



** The Engineer of Record shall reference Brentwood document Appendix A for minimum soil bearing capacity required based on Load Rating and top cover depth. Minimum soil bearing capacity is required so that settlements are less than 1” through the entire sub-grade and do not exceed long-term 1/2” differential settlement between any two adjacent units within the system. Sub-grade must be designed to ensure soil bearing capacity is maintained throughout all soil saturation levels.*

4.0 Leveling Bed Installation

1. Install geotextile fabric and/or liner material, as specified.
    a. Geotextile fabric shall be placed per manufacturer's recommendations.
    b. Additional material to be utilized for wrapping above the system must be protected from damage until use.

2. After the geotextile is secured, place a minimum 6" (152 mm) Leveling Bed.
    a. Material should be a 3/4" (19 mm) angular stone meeting Appendix B – Acceptable Fill Material.
    b. Material should be raked free of voids, lumps, debris, sharp objects and plate vibrated to a level with a maximum 1% slope.

3. Correct any unsatisfactory conditions.







Leveling Bed preparation is critical to proper installation and operation of the StormTank® system. ***DO NOT PROCEED UNTIL THE LEVELING BED IS PROPERLY PREPARED.***

5.0 StormTank® Module Placement

1. Install geotextile fabric and/or liner material, as specified.
    a. Geotextile fabric shall be placed per manufacturer's recommendations.
    b. Additional material to be utilized for wrapping above the system must be protected from damage until use.

2. Mark the footprint of the modules for placement.
    a. Ensure module perimeter outline is square or similar prior to Module placement.
    b. Care should be taken to note any connections, ports or other irregular units to be placed.



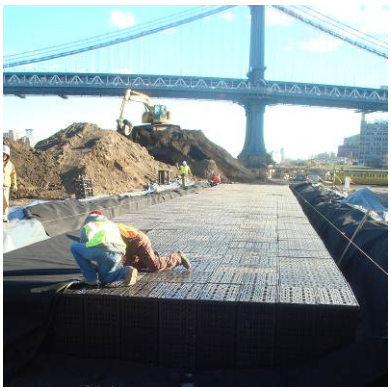
5.0 StormTank® Module Placement (Continued)

3. Install the individual modules by hand, as detailed below.
    a. The modules should be installed as shown in the StormTank® submittal drawings with the short side of perimeter modules facing outward, except as otherwise required.
    b. Make sure the top/bottom platens are in alignment in all directions to within a maximum 1/4" (6.4 mm).
    c. For double stack configurations:
        i. Install the bottom module first. **DO NOT INTERMIX VARIOUS MODULE HEIGHTS ACROSS LAYERS.** Backfilling prior to proceeding to second layer is optional.
        ii. Insert stacking pins (2 per module) into the top platen of the bottom module.
        iii. Place the upper module directly on top of the bottom module in the same direction, making sure to engage the pins.





4. Install the modules to completion, taking care to avoid damage to the geotextile and/or liner material.



5. Locate any ports or other penetration of the StormTank®.
    a. Install ports/penetrations in accordance with the approved submittals, contract documents and manufacturer's recommendations.

6. Upon completion of module installation, wrap the modules in geotextile fabric and/or liner.
    a. Geotextile fabric shall be wrapped and secured per manufacturer's recommendations.
    b. Seal any ports/penetrations per Manufacturer's requirements



Notes:

- *If damage occurs to the geotextile fabric or impermeable liner, repair the material in accordance with the geotextile/liner Manufacturer's recommendations.*

6.0 Side Backfill

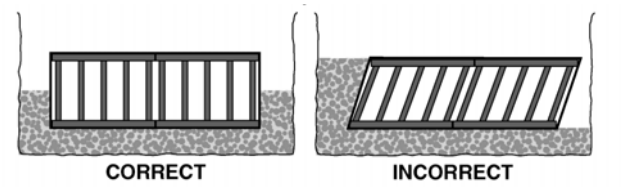


1. Inspect all geotextile, ensuring that no voids or damage exists; which will allow sediment into the StormTank® system.

2. Adjust the stone/soil interface geotextile along the side of the native soil to ensure the geotextile is taught to the native soil.

3. Once the geotextile is secured, begin to place the Side Backfill.
    a. Material should be a 3/4" (19 mm) angular stone meeting Appendix B – Acceptable Fill Material.
    b. Backfill sides "evenly" around the perimeter without exceeding single 12" (305 mm) lifts.





    c. Place material utilizing an excavator, dozer or conveyor boom.
    d. Utilize a plate vibrator to settle the stone and provide a uniform distribution.





Complete the Side Backfill evenly to the top of the StormTank® Modules prior to proceeding to the next step (Top Backfill).



Notes:

- *Do not apply vehicular load to the modules during placement of side backfill. All material placement should occur with equipment located on the native soil surrounding the system.*
- *If damage occurs to the geotextile fabric or impermeable liner, repair the material in accordance with the geotextile/liner Manufacturer's recommendations.*

7.0 Top Backfill (Stone)

1. Begin to place the Top Backfill.
    a. Material should be a 3/4” (19 mm) angular stone meeting Appendix B – Acceptable Fill Material.
    b. Place material utilizing an excavator, dozer or conveyor boom (Appendix C – Material Placement) and use a walk-behind plate vibrator to settle the stone and provide an even distribution.

    DO NOT DRIVE ON THE MODULES WITHOUT A MINIMUM 12” (305 mm) COVER.



2. Upon completion of Top Backfilling, wrap the system in geotextile fabric and/or liner per manufacturer’s recommendations.



3. Install metallic tape around the perimeter of the system to mark the area for future utility detection.





Driving on the Modules and stone backfill with equipment heavier than a low ground pressure, track type equipment (Max. gross operating load of 6,000 lbs. [2,721 kg] or less) is prohibited until a full 24” (610 mm) of material has been placed.



Notes:

- *If damage occurs to the geotextile fabric or impermeable liner, repair the material in accordance with the geotextile/liner Manufacturer’s recommendations.*

8.0 Suitable Compactable Fill

Following Top Backfill placement and geotextile fabric wrapping; complete the installation as noted below.



Vegetated Area

1. Place fill onto the geotextile.
    a. Maximum 12” (305 mm) lifts, compacted with a vibratory plate or walk behind roller to a minimum of 90% Standard Proctor Density.
    b. The minimum top cover to finished grade should not be less than 24” (610 mm) and the maximum depth from final grade to the bottom of the lowest module should not exceed 11’ (3.35 m).



2. Finish to the surface and complete with vegetative cover.

Impervious Area

1. Place fill onto the geotextile.
    a. Maximum 12” (305 mm) lifts compacted with a vibratory plate or walk behind roller to a minimum 90% Standard Proctor Density or to meet the Engineer of Record’s specification.
    b. Sub-base materials should be referenced by the approved Engineering Drawings.
    c. The minimum top cover to finished grade should not be less than 24” (610 mm) and the maximum depth from final grade to the bottom of the lowest module should not exceed 11’ (3.35 m).



2. Finish to the surface and complete with asphalt, concrete, etc.



<u>Notes:</u>

- *A vibratory roller may only be utilized after a minimum 24” (610 mm) of compacted material has been installed or for the installation of the asphalt wearing course.*
- *If damage occurs to the geotextile fabric, repair the material in accordance with the geotextile Manufacturer’s recommendations.*

Appendix A - Bearing Capacity Tables

Cover		HS-25 (Unfactored)		HS-25 (Factored)	
English (in.)	Metric (mm)	English (ksf)	Metric (kPa)	English (ksf)	Metric (kPa)
24	610	1.89	90.45	4.75	227.43
25	635	1.82	86.96	4.53	216.90
26	660	1.75	83.78	4.34	207.80
27	686	1.69	80.88	4.16	199.18
28	711	1.63	78.24	3.99	191.04
29	737	1.58	75.82	3.84	183.86
30	762	1.54	73.62	3.70	177.16
31	787	1.50	71.60	3.57	170.93
32	813	1.46	69.75	3.45	165.19
33	838	1.42	68.06	3.34	159.92
34	864	1.39	66.51	3.24	155.13
35	889	1.36	65.10	3.14	150.34
36	914	1.33	63.80	3.05	146.03
37	940	1.31	62.62	2.97	142.20
38	965	1.29	61.54	2.90	138.85
39	991	1.26	60.55	2.83	135.50
40	1,016	1.25	59.65	2.76	132.15
41	1,041	1.23	58.84	2.70	129.28
42	1,067	1.21	58.09	2.67	127.84
43	1,092	1.20	57.42	2.60	124.49
44	1,118	1.19	56.81	2.55	122.09
45	1,143	1.18	56.26	2.50	119.70
46	1,168	1.16	55.77	2.46	117.79
47	1,194	1.16	55.33	2.42	115.87
48	1,219	1.15	54.94	2.39	114.43
49	1,245	1.14	54.59	2.36	113.00
50	1,270	1.13	54.29	2.33	111.56
51	1,295	1.13	54.03	2.30	110.12
52	1,321	1.12	53.80	2.27	108.69
53	1,346	1.12	53.62	2.25	107.73
54	1,372	1.12	53.46	2.23	106.77
55	1,397	1.11	53.34	2.21	105.82
56	1,422	1.11	53.24	2.19	104.86
57	1,448	1.11	53.18	2.17	103.90
58	1,473	1.11	53.14	2.16	103.42
59	1,499	1.11	53.12	2.14	102.46
60	1,524	1.11	53.13	2.13	101.98
61	1,549	1.11	53.16	2.12	101.51
62	1,575	1.11	53.21	2.11	101.03
63	1,600	1.11	53.28	2.10	100.55
64	1,626	1.11	53.37	2.09	100.07
65	1,651	1.12	53.48	2.08	99.59
66	1,676	1.12	53.61	2.08	99.59
67	1,702	1.12	53.75	2.07	99.11
68	1,727	1.13	53.91	2.07	99.11
69	1,753	1.13	54.08	2.06	98.63
70	1,778	1.13	54.26	2.06	98.63
71	1,803	1.14	54.46	2.06	98.63

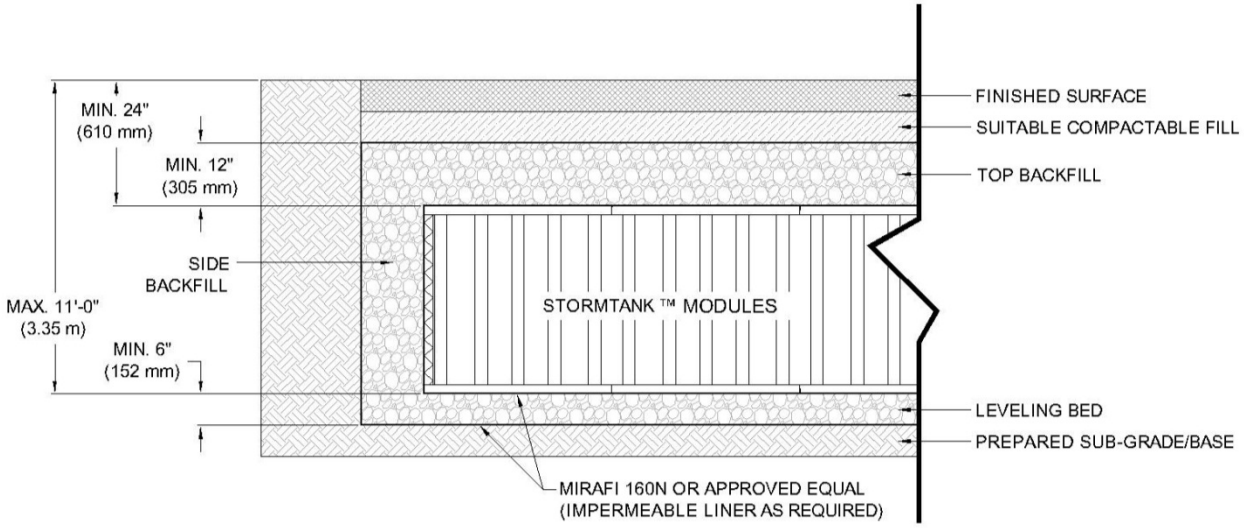
Cover		HS-25 (Unfactored)		HS-25 (Factored)	
English (in.)	Metric (mm)	English (ksf)	Metric (kPa)	English (ksf)	Metric (kPa)
67	1,702	1.12	53.75	2.07	99.11
68	1,727	1.13	53.91	2.07	99.11
69	1,753	1.13	54.08	2.06	98.63
70	1,778	1.13	54.26	2.06	98.63
71	1,803	1.14	54.46	2.06	98.63
72	1,829	1.14	54.67	2.06	98.63
73	1,854	1.15	54.90	2.06	98.63
74	1,880	1.15	55.13	2.06	98.63
75	1,905	1.16	55.38	2.06	98.63
76	1,930	1.16	55.64	2.06	98.63
77	1,956	1.17	55.90	2.06	98.63
78	1,981	1.17	56.18	2.06	98.63
79	2,007	1.18	56.46	2.07	99.11
80	2,032	1.19	56.76	2.07	99.11
81	2,057	1.19	57.06	2.07	99.11
82	2,083	1.20	57.37	2.08	99.59
83	2,108	1.20	57.69	2.08	99.59
84	2,134	1.21	58.02	2.09	100.07
85	2,159	1.22	58.35	2.09	100.07
86	2,184	1.23	58.69	2.10	100.55
87	2,210	1.23	59.04	2.11	101.03
88	2,235	1.24	59.39	2.11	101.03
89	2,261	1.25	59.75	2.12	101.51
90	2,286	1.26	60.11	2.13	101.98
91	2,311	1.26	60.48	2.13	101.98
92	2,337	1.27	60.86	2.14	102.46
93	2,362	1.28	61.24	2.15	102.94
94	2,388	1.29	61.62	2.16	103.42
95	2,413	1.30	62.01	2.17	103.90
96	2,438	1.30	62.41	2.18	104.38
97	2,464	1.31	62.81	2.19	104.86
98	2,489	1.32	63.21	2.20	105.34
99	2,515	1.33	63.62	2.21	105.82
100	2,540	1.34	64.03	2.22	106.29
101	2,565	1.35	64.45	2.23	106.77
102	2,591	1.35	64.87	2.24	107.25
103	2,616	1.36	65.29	2.25	107.73
104	2,642	1.37	65.72	2.27	108.69
105	2,667	1.38	66.15	2.28	109.17
106	2,692	1.39	66.58	2.29	109.65
107	2,718	1.40	67.02	2.30	110.12
108	2,743	1.41	67.45	2.31	110.60
109	2,769	1.42	67.90	2.33	111.56
110	2,794	1.43	68.34	2.34	112.04
111	2,819	1.44	68.79	2.35	112.52
112	2,845	1.45	69.24	2.36	113.00
113	2,870	1.46	69.69	2.38	113.96
114	2,896	1.47	70.15	2.39	114.43

Notes:

1. *Additional load ratings and associated bearing capacities may be applicable on a case by case basis. Please contact your local Brentwood Representative.*

Appendix B - Acceptable Fill Materials

Material Location	Description	AASHTO M43 Designation	ASTM D2321 Class	Compaction/Density
Finished Surface	Topsoil, hardscape, stone, concrete or asphalt per engineer of record.	N/A	N/A	Prepare per engineered plans.
Suitable Compactable Fill	Granular well graded soil/aggregate, typically road base or earthen fill, maximum 4" particle size.	56, 57, 6, 67, 68 Earth	I & II III (Earth Only)	Place in max. 12" lifts to a min. 90% standard proctor density.
Top Backfill	Crushed angular stone placed between modules and road base or earthen fill.	56, 57, 6, 67, 68	I & II	Plate compacted to provide evenly distributed layers.
Side Backfill	Crushed angular stone placed between earthen wall and modules.	56, 57, 6, 67, 68	I & II	Place in uniform 12" lifts around the system
Leveling Bed	Crushed angular stone placed to provide level surface for installation of modules.	56, 57, 6, 67, 68	I & II	Plate vibrated to achieve level surface.
* See Appendix C - Material Placement for limitations				



Notes:

2. *All stone must be angular stone meeting ASTM D2321. Recycled concrete may be utilized when meeting acceptable gradation and ASTM standards.*
3. *The sub-grade is to be prepared to meet bearing and compaction requirements. Please see engineer of record's design.*
4. *Storage of materials such as construction materials, equipment, soils, etc. over the StormTank® system is strictly **prohibited**.*
5. *Please contact a Geotechnical Engineer and the Brentwood representative prior to utilization of any material not listed above.*

Appendix C - Material Placement Guidelines

Material Location	Placement Methods	Tired Equipment Limitations	Tracked Equipment Limitations	Roller Limitations
Finished Surface	Numerous methods may be utilized. Material dumping onto system should be limited unless otherwise noted.	Asphalt can be dumped into pavers.		Vibratory rollers may only be utilized if compacted cover exceeds 24" (610 mm) or for pavement installation.
Suitable Compactable Fill	Utilize an excavator, skid loader or dozer to place material. (Max. gross operating load of 6,000 lbs. [2,721 kg] or less).	No DUMPING by dump trucks. No wheel loads until approved by Engineer of Record.	SMALL DOZERS ONLY (Max. gross operating load of 6,000 lbs. [2,721 kg] or less).	Static rollers ONLY are permitted until compacted cover exceeds 24" (610 mm).
Top Backfill	Utilize excavator bucket or stone conveyor, positioned off of system, to uniformly backfill on top of the modules. No DUMPING directly onto modules by dump trucks.	No DUMPING by dump trucks. No wheel loads until approved by Engineer of Record.	Utilize an excavator or skid loader (Max. gross operating load of 6,000 lbs. [2,721 kg] once a min. 12" (305 mm) has been placed and compacted.	No rollers allowed at this time.
Side Backfill	Utilize excavator bucket or stone conveyor, positioned off of system, to uniformly backfill around modules. Stone to be placed in max. 12" (305 mm) lifts until stone reaches top of modules.	No equipment is permitted on the modules during the side backfilling process.		
Leveling Bed	No limitations			

Notes:

1. *Storage of materials such as construction materials, equipment, soils, etc. over the StormTank® system is strictly **prohibited**.*
2. *Please contact a Brentwood representative/distributor prior to utilization of any equipment not listed above.*
3. *During paving operations it may be necessary to utilize dump operations for paving equipment. Additional precautions should be utilized to limit the dump distance and prevent rutting of the road base.*
4. *It is recommended that all backfilling operations be completed with low ground pressure vehicles such as mini excavators, skid steers, etc.* **All** e*quipment is to access system by a level approach to the system.*

Appendix D - Standard Limited Warranty

Brentwood Stormwater StormTank® Module Product
One (1) Year Limited Express Warranty

WARRANTY ("Warranty"): Unless agreed otherwise, in writing, between Brentwood Industries, Inc. ("Brentwood") and Purchaser, Brentwood warrants its **Stormwater StormTank Module Product** against defects in materials and workmanship that affect the performance for which it was intended upon meeting the subsequent terms and conditions. This Warranty applies solely to the **StormTank Module Product (including the platens, columns, and side panels, and hereinafter collectively referred to as the "Product").** Warranty coverage is contingent upon proper installation, in strict accordance with Brentwood's written installation instructions, proper Product Warranty registration upon completion of installation (form to be returned to Brentwood is included in installation instructions), and compliance with all applicable local, state and federal codes/regulations. This Warranty is further contingent upon proper use and maintenance under ordinary conditions, consistent with the approved design criteria and good industry standards, as well as compliance with Brentwood's Warranty claim procedure. The Warranty period shall be limited to twelve (12) months from the Product purchase date. The terms of this Warranty shall be modified only through written agreement by an authorized Brentwood employee. This Warranty applies to the Purchaser of the Product and is non-transferable.

REMEDY AND EXCLUSIONS: The sole remedy for a covered defect during the Warranty period shall be limited to Product replacement, including shipping costs, or refund of the original purchase price. The remedy excludes costs of labor, removal of non-conforming Product, and expenses related to de-installation and re-installation of the Product. In no event will Brentwood be obligated to pay costs, damages or other amounts, in total, exceeding the original price paid to Brentwood for the Product to Purchaser or any third party. Additionally, Brentwood shall not warrant Product nor be liable to Purchaser or any third party for any Product liability claims or damages caused by non-compliance with any of the foregoing conditions or, without limitation, any of the following:

i) Alteration, accident, abuse, misuse or neglect;
ii) Acts of god or otherwise outside the control of Brentwood;
iii) Normal wear and tear;
iv) Abnormal contaminants detrimental to the Product or damage due to pollutants, solvents or hazardous substances;
v) Improper handling during installation, improper installation, and improper or unintended use;
vi) Subjecting Product to vehicle traffic, adjacent excavation and any other conditions excluded by Brentwood's specifications and written installation instructions;
vii) Failure to maintain the minimum ground covers set forth in the installation instructions;
viii) Placement of improper materials into or onto the Product;
ix) Failure due to improper siting or sizing; and
x) Damage during shipping.

THE TERMS OF THIS WARRANTY ARE THE SOLE AND EXCLUSIVE OBLIGATION OF BRENTWOOD TO PURCHASER. UNDER NO CIRCUMSTANCE SHALL BRENTWOOD BE LIABLE TO ANY PERSON OR ENTITY FOR ANY INCIDENTIAL, CONSEQUENTIAL, SPECIAL, OR INDIRECT DAMAGES OR ANY OTHER LOSS, COST OR EXPENSE OTHER THAN SPECIFICALLY STATED IN THIS WARRANTY. OTHER THAN THE EXPRESS LIMITED WARRANTIES MADE HEREIN, BRENTWOOD EXPRESSLY DISCLAIMS ANY AND ALL OTHER WARRANTIES, EXPRESS OR IMPLIED BY LAW, WITH RESPECT TO ANY SERVICE OR DELIVERABLE, INCLUDING, WITHOUT LIMITATION, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AS WELL AS ANY WARRANTIES WHICH MAY ARISE FROM PRIOR COURSE OF DEALING, CUSTOM, TRADE USAGE, PROVISION OF SAMPLES, PRODUCT LITERATURE OR WEBSITE CONTENT.

CLAIM PROCEDURE:

1) Notification: Warranty claims must be submitted to Brentwood within fifteen (15) days of discovering the defective material and must be accompanied by a copy of the already-filed Product Warranty Registration and proof of purchase, a detailed explanation of the claim and alleged defect/damages, any relevant work logs/repair orders, and pictorial documentation of the defect. Brentwood reserves the right to investigate all claims and request additional information. Claims shall be emailed to stormtank@brentwoodindustries.com or mailed to: Brentwood Industries, Inc., Attn: Stormwater Warranty Claims, 610 Morgantown Road, Reading, PA 19611.
2) Dispute Resolution: Brentwood shall, in its sole opinion, have the authority to judge the existence and extent of any alleged defect. In the event Brentwood denies a Warranty claim, the claimant has ten (10) days to supply additional data in support of its claim. If a second denial is made by Brentwood, or a resolution cannot otherwise be reached amongst the parties, both Brentwood and Purchaser agree upon and preserve the right to pursue impartial mediation/arbitration under the Pennsylvania Uniform Arbitration Act, Pa. Stat. §7301-7320, subchapter A, as the means of dispute resolution. Mediation/arbitration shall take place in Reading, Berks County, in the Commonwealth of Pennsylvania. Costs of mediation/arbitration (excluding attorneys' fees and travel/individual related expenses which shall be borne by the party incurring the costs/expenses) shall be divided equally between Brentwood and Purchaser.

COMPLETE AGREEMENT: This Warranty incorporates and shall be interpreted along with Brentwood's Standard Terms and Conditions, in their entirety; however, in the event of conflict between the two, the terms of this Warranty shall supersede the Standard Terms and Conditions. Brentwood reserves the right to modify or discontinue offering this Warranty at any time.

Appendix E - StormTank® Module Project Registration

Please complete and mail / email to the addressee at the bottom within 30 days of installation of the product.

Owner's Information:

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Email: _____

Installation Contractor Information:

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Email: _____

Project Information:

Name: _____ Installation Date: _____

Location: _____

City: _____ State: _____ Zip Code: _____

Storage Capacity: _____ ☐ ft^3 ☐ m^3

Engineer of Record: _____ Distributor / Supplier: _____

Product Information:

Application (Select One):

☐ Detention ☐ Infiltration ☐ Capture / Reuse

☐ Other: _____

Cover (Select One):

☐ Impervious ☐ Pervious Hardscape

☐ Vegetated

Module Height (Select Applicable):

☐ 18" (457.2 mm) ☐ 24" (609.6 mm) ☐ 30" (762.0 mm) ☐ 33" (838.2 mm) ☐ 36" (914.4 mm)

Stacking (Select One):

☐ Single ☐ Double

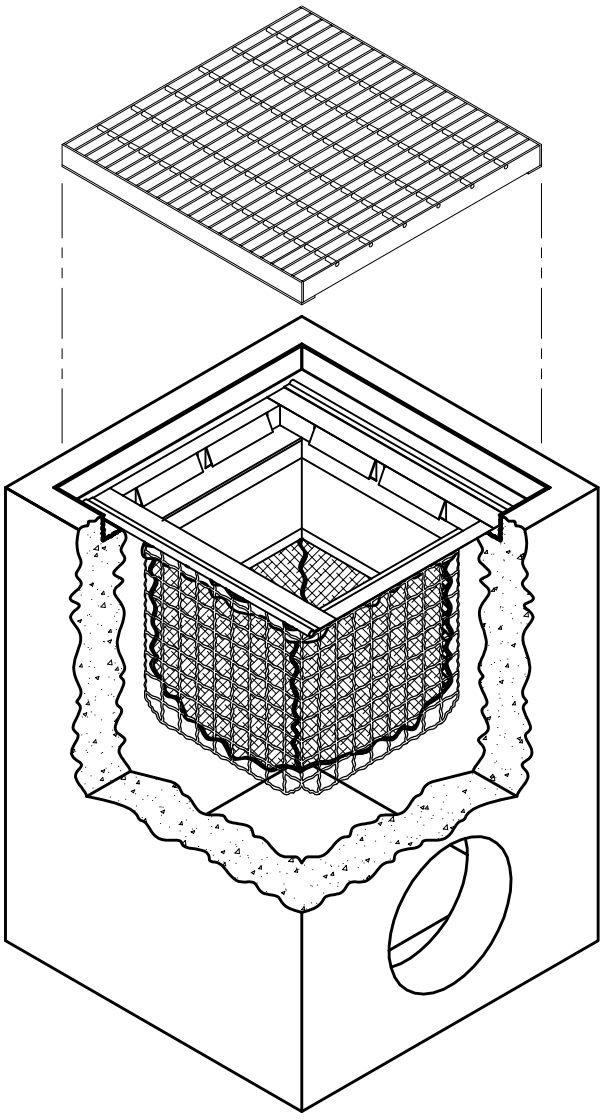
By completing and signing this document, the Owner, Engineer of Record and Contractor acknowledge they have reviewed the Brentwood Industries StormTank Module Site Preparation and Installation Instruction document. Additionally, the distributor hereby indicates that they have provided installation documentation and explanation relating to the product and this project.

_____ _____

Owner / Engineer of Record Signature Distributor Signature

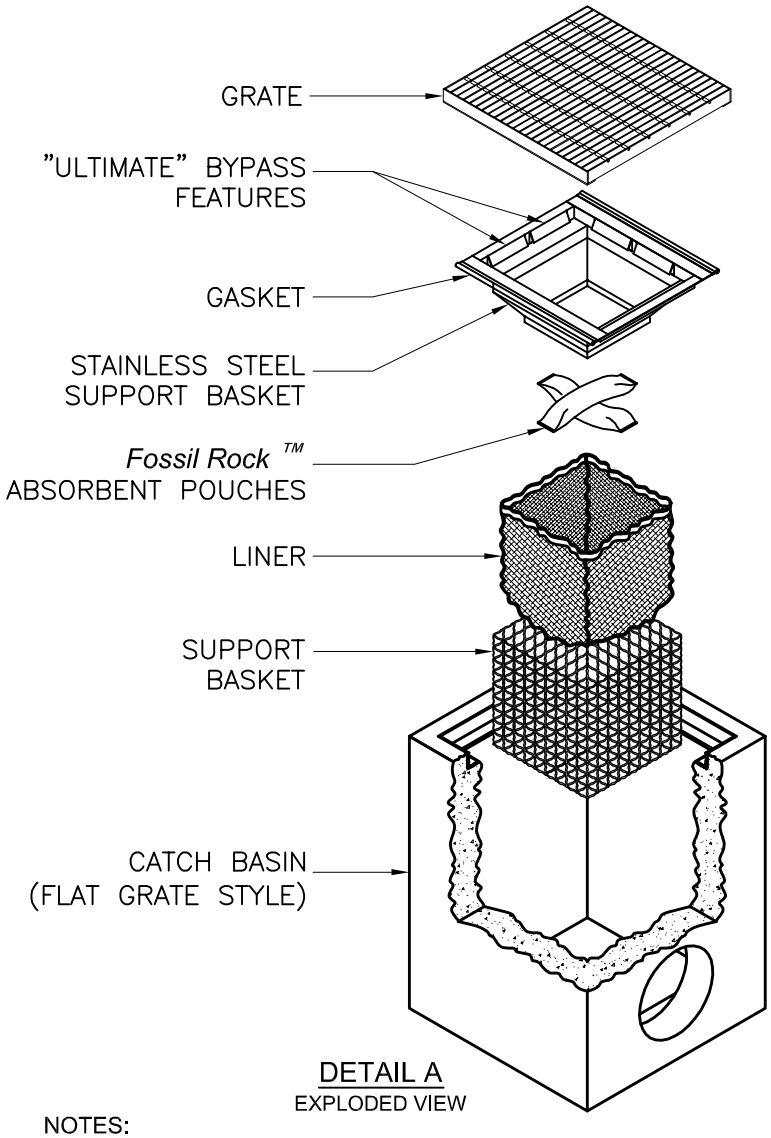
Date: _____ Date: _____

FGP-0001



FLOGARD+PLUS® FILTER
-INSTALLED INTO CATCH BASIN-

U.S. PATENT # 6,00,023 & 6,877,029



DETAIL A
EXPLODED VIEW

NOTES:

1. FloGard®+Plus (frame mount) high capacity catch basin inserts are available in most sizes and styles (see specifier chart, sheet 2 of 2). Refer to the FloGard®+Plus (wall mount) insert for devices to fit non-standard, or combination style catch basins.
2. Filter insert shall have both an "initial" filtering bypass and "ultimate" high flow bypass feature.
3. Filter support frame shall be constructed from stainless steel Type 304.
4. Allow a minimum of 2.0 feet, of clearance between the bottom of the grate and top of outlet pipe(s), or refer to the FloGard® insert for "shallow" installations.
5. Filter medium shall be *Fossil Rock* ™, installed and maintained in accordance with manufacturer specifications.
6. Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.
7. Filtered flow r/rate includes a safety factor of two.

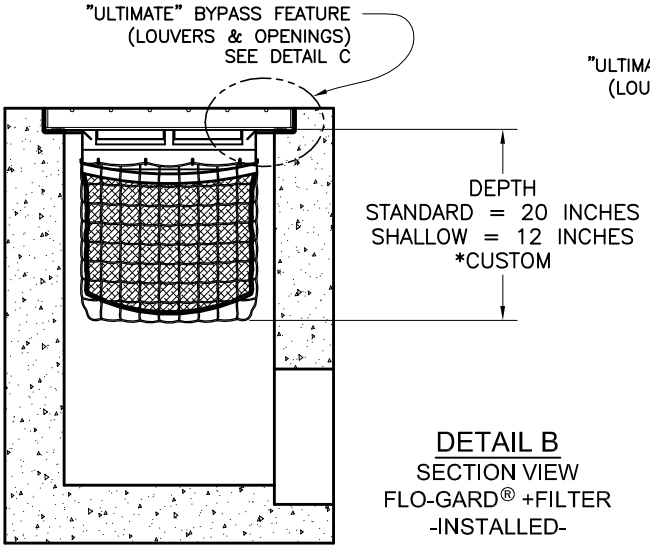
TITLE

FloGard®+PLUS
CATCH BASIN FILTER INSERT
(Flat Grated Inlet Style)

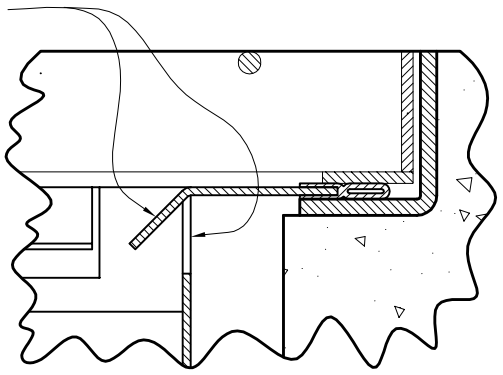
KriStar Enterprises, Inc.
360 Sutton Place, Santa Rosa, CA 95407
Ph: 800.579.8819, Fax: 707.524.8186, www.kristar.com

DRAWING NO.	REV	ECO	DATE	
FGP-0001	D	0059 JPR 12/30/08	JPR 11/3/06	SHEET 1 OF 2

U.S. PATENT # 6,00,023 & 6,877,029



DETAIL B
SECTION VIEW
FLO-GARD® +FILTER
-INSTALLED-



DETAIL C
"ULTIMATE"
BYPASS FEATURES

* MANY OTHER STANDARD & CUSTOM SIZES & DEPTHS AVAILABLE UPON REQUEST.

SPECIFIER CHART

MODEL NO. STANDARD DEPTH	STANDARD & SHALLOW DEPTH (Data in these columes is the same for both STANDARD & SHALLOW versions)			STANDARD DEPTH -20 Inches-		MODEL NO. SHALLOW DEPTH	SHALLOW DEPTH -12 Inches-	
	INLET ID Inside Dimension (inch x inch)	GRATE OD Outside Dimension (inch x inch)	TOTAL BYPASS CAPACITY (cu. ft. / sec.)	SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft. / sec.)		SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft. / sec.)
FGP-12F	12 X 12	12 X 14	2.8	0.3	0.4	FGP-12F8	.15	.25
FGP-1530F	15 X 30	15 X 35	6.9	2.3	1.6	FGP-1530F8	1.3	.9
FGP-16F	16 X 16	16 X 19	4.7	0.8	0.7	FGP-16F8	.45	.4
FGP-1624F	16 X 24	16 X 26	5.0	1.5	1.2	FGP-1624F8	.85	.7
FGP-18F	18 X 18	18 X 20	4.7	0.8	0.7	FGP-18F8	.45	.4
FGP-1820F	16 X 19	18 X 21	5.9	2.1	1.4	FGP-1820F8	1.2	.8
FGP-1824F	16 X 22	18 X 24	5.0	1.5	1.2	FGP-1824F8	.85	.7
FGP-1836F	18 X 36	18 X 40	6.9	2.3	1.6	FGP-1836F8	1.3	.9
FGP-2024F	18 X 22	20 X 24	5.9	1.2	1.0	FGP-2024F8	.7	.55
FGP-21F	22 X 22	22 X 24	6.1	2.2	1.5	FGP-21F8	1.25	.85
FGP-2142F	21 X 40	24 X 40	9.1	4.3	2.4	FGP-2142F8	2.45	1.35
FGP-2148F	19 X 46	22 X 48	9.8	4.7	2.6	FGP-2148F8	2.7	1.5
FGP-24F	24 X 24	24 X 27	6.1	2.2	1.5	FGP-24F8	1.25	.85
FGP-2430F	24 X 30	26 X 30	7.0	2.8	1.8	FGP-2430F8	1.6	1.05
FGP-2436F	24 X 36	24 X 40	8.0	3.4	2.0	FGP-2436F8	1.95	1.15
FGP-2448F	24 X 48	26 X 48	9.3	4.4	2.4	FGP-2448F8	2.5	1.35
FGP-28F	28 X 28	32 X 32	6.3	2.2	1.5	FGP-28F8	1.25	.85
FGP-2440F	24 X 36	28 X 40	8.3	4.2	2.3	FGP-2440F8	2.4	1.3
FGP-30F	30 X 30	30 X 34	8.1	3.6	2.0	FGP-30F8	2.05	1.15
FGP-36F	36 X 36	36 X 40	9.1	4.6	2.4	FGP-36F8	2.65	1.35
FGP-3648F	36 X 48	40 X 48	11.5	6.8	3.2	FGP-3648F8	3.9	1.85
FGP-48F	48 X 48	48 X 54	13.2	9.5	3.9	FGP-48F8	5.45	2.25
FGP-SD24F	24 X 24	28 X 28	6.1	2.2	1.5	FGP-SD24F8	1.25	.85
FGP-1836FGO	18 X 36	20 X 40	6.9	2.3	1.6	FGP-1836F8GO	1.3	.9
FGP-2436FGO	20 X 36	24 X 40	8.0	3.4	2.0	FGP-2436F8GO	1.95	1.15
FGP-48FGO	18 X 48	20 X 54	6.3	2.2	1.5	FGP-48F8GO	1.25	.85

TITLE

FloGard® +PLUS

CATCH BASIN FILTER INSERT

(Flat Grated Inlet Style)

KriStar Enterprises, Inc.

360 Sutton Place, Santa Rosa, CA 95407

Ph: 800.579.8819, Fax: 707.524.8186, www.kristar.com

DRAWING NO.	REV	ECO	DATE	
FGP-0001	D	0059 JPR 12/30/08	JPR 11/3/06	SHEET 2 OF 2

Appendix F: General Education Materials

Storm Drains are for Rain...



More than 50% of the automotive oil sold to do-it-yourself oil changers is not recycled. There are more than 600 State-certified used oil collection centers within Los Angeles County.

Never dispose of automotive fluids in the street or gutter. Take them to your local auto parts store, gas station or repair shop, or a household hazardous waste Roundup for recycling.

1(888)CLEAN LA
www.888CleanLA.com

...not automotive fluids.



Car Care Tips:

You can keep your car running smoothly and efficiently, and at the same time help prevent stormwater pollution by taking these easy steps...

- When changing vehicle fluids — motor oil, transmission, brake and radiator fluids — drain them into separate drip pans to avoid spills. Do not combine these fluids. Do not dispose of these fluids in the street, gutter or garbage. It is illegal.
- If a spill occurs, use kitty litter, sawdust or cornmeal for cleanup. Do not hose or rinse with water.
- Recycle all used vehicle fluids. Call 1(888)CLEAN LA or visitwww.888CleanLA.com for the location of an auto parts store or gas station that recycles these fluids, or for the location of a local household hazardous waste Roundup.
- Regularly check and maintain your car to keep it running safely and efficiently. Water runoff from streets, parking lots and driveways picks up oil and grease drippings, asbestos from brake linings, zinc from tires and organic compounds and metals from spilled fuels and carries them to the ocean.



PROJECT
Pollution
PREVENTION

Printed on recycled paper

Storm Drains are for Rain...



More than 50% of the automotive oil sold to do-it-yourself oil changers is not recycled. There are more than 600 State-certified used oil collection centers within Los Angeles County.

Never dispose of automotive fluids in the street or gutter. Take them to your local auto parts store, gas station or repair shop, or a household hazardous waste Roundup for recycling.

1(888)CLEAN LA
www.888CleanLA.com

...not automotive fluids.



Car Care Tips:

You can keep your car running smoothly and efficiently, and at the same time help prevent stormwater pollution by taking these easy steps...

- When changing vehicle fluids — motor oil, transmission, brake and radiator fluids — drain them into separate drip pans to avoid spills. Do not combine these fluids. Do not dispose of these fluids in the street, gutter or garbage. It is illegal.
- If a spill occurs, use kitty litter, sawdust or cornmeal for cleanup. Do not hose or rinse with water.
- Recycle all used vehicle fluids. Call 1(888)CLEAN LA or visit www.888CleanLA.com for the location of an auto parts store or gas station that recycles these fluids, or for the location of a local household hazardous waste Roundup.
- Regularly check and maintain your car to keep it running safely and efficiently. Water runoff from streets, parking lots and driveways picks up oil and grease drippings, asbestos from brake linings, zinc from tires and organic compounds and metals from spilled fuels and carries them to the ocean.



PROJECT
Pollution
PREVENTION

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What is Smart Gardening?

Smart Gardening is an easy way to get a great looking yard while conserving water, energy and resources. You will also save time and money, all while doing something that helps make Malibu a nicer place to live.

How can I be a Smart Gardener?

- **Bag, compost or recycle grass, tree limbs, leaves and other yard waste.** Soggy yard waste is a major contributor to clogged storm drains, street and neighborhood flooding.
- **Make sure you "grasscycle."** Grasscycling is a helpful waste prevention activity in which grass clippings are left on the lawn after mowing, enabling the nutrients to return into the soil. Nearly 20 percent of the waste buried in landfills is from our yards – like grass and tree trimmings.
- **Don't overwater your lawn.** Excess water will carries contaminants through the stormdrain system to the ocean, untreated.
- **Be smart when you apply pesticides or fertilizers.** Do not apply pesticides or fertilizers before it rains. Not only will you lose most of the chemicals but you will also harm the environment.
- **Use native plants.** Native plants benefit the environment because they are naturally drought-resistant, more resistant to natural pests and diseases, and are better suited to provide natural cover and habitat for native wildlife.

Share these tips with your landscaper!

For more Smart Gardening tips, log on to www.888CleanLA.com or visit your local Smart Gardening demonstration center at:

Gates Canyon Park
25801 Thousand Oaks Boulevard
Calabasas

NON-TOXIC PESTICIDE RECIPES:

Here are a couple of recipes for non-toxic sprays that are sure to keep the bugs away!

Hot Pepper Spray

1. Boil 2 or 3 very hot peppers, 1/2 onion and 1 clove garlic in water.
2. Steep for two days and strain. (*This spray will not damage indoor or outdoor plants and can be frozen for future use.*)

Soap Sprays

- Liquid soaps: Mix 2 tbsp. of soap per quart of water.
- Dry soaps: Mix 4 tbsp. per quart of water. (Use only pure soap, as detergents will damage your plants.)

Be sure to rinse the plants with fresh water after pests have been controlled!



City of Malibu
Clean Water Program
23815 Stuart Ranch Rd.
Malibu, CA 90265
www.ci.malibu.ca.us

PROJECT Pollution PREVENTION

Get Smart...

...about Gardening

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...they're not recycling centers.

1(888)CLEAN LA
www.888CleanLA.com



Recycling Tips:

You can help keep your community clean, protect our area waterways and make the beaches safe for ocean swimmers by putting recyclable materials where they belong — at a recycling center or household hazardous waste roundup. Never throw or pour anything into the streets or gutters...

- When changing vehicle fluids – transmission, hydraulic and motor oil, brake and radiator fluid – drain them into a drip pan to avoid spills. Do not combine these fluids. Do not dispose of them in the street, gutter or in the garbage. It is illegal.
- Recycle all used vehicle fluids. Call 1(888)CLEAN LA or visit www.888CleanLA.com for the location of a center that recycles these fluids, or for the location of a local household hazardous waste Roundup.
- Other materials that should be taken to a household hazardous waste Roundup are: paint and paint-related materials, household cleaners, batteries, pesticides and fertilizers, pool chemicals, and aerosol products.
- Aluminum, glass, plastic and newspapers should be placed in your curbside recycling bin or taken to a local recycling center.

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PROJECT Pollution PREVENTION

Storm Drains are for Rain...

More than 200,000 times each month, lawns and gardens throughout LA County are sprayed with pesticides. Overwatering or rain causes pesticides on leaves and grass to flow into the storm drain and to the ocean — untreated.



Please use pesticides wisely, not before a rain, and water carefully.

...not pesticides.



1(888)CLEAN LA
www.888CleanLA.com

Pesticide Tips:

You can keep your lawn and garden green and at the same time solve the pollution problem by taking these easy steps...

- Never dispose of lawn or garden chemicals in storm drains. This is called illegal dumping. Take them to a household hazardous waste roundup. Call 1(888)CLEAN LA or visit www.888CleanLA.com to locate a roundup or collection facility near you.
- More is not better. Use pesticides sparingly. "Spot" apply, rather than "blanket" apply.
- Read labels! Use only as directed.
- Use non-toxic products for your garden and lawn whenever possible.
- If you must store pesticides, make sure they are in a sealed, water-proof container that cannot leak.
- When watering your lawn, use the least amount of water possible so it doesn't run into the street and carry pesticide chemicals with it. Don't use pesticides before a rain storm. You will not only lose the pesticide, but also will be harming the environment.



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PROJECT Pollution PREVENTION

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Storm Drains are for Rain...

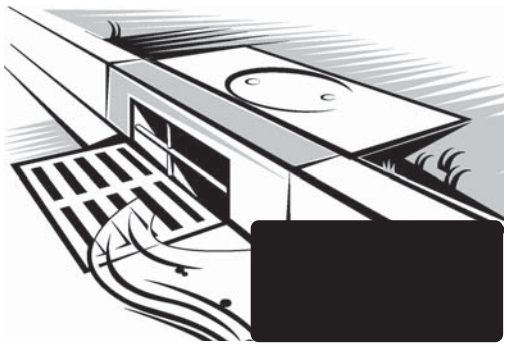
More than 130,000 times each month, L.A. County residents wash their dirty paint brushes under an outdoor faucet. This dirty rinse water flows into the street, down the storm drain and to the ocean, untreated.



Wash water-based paint brushes in the sink and take old paint and paint-related products to a household hazardous waste Roundup.

1(888)CLEAN LA
www.888CleanLA.com

...not paint.



Painting Tips:

All paints and solvents contain toxic chemicals that can be dangerous to people and harmful to the environment. Please handle these products carefully by taking these easy steps.

- Never dispose of paint or paint-related products in the gutters or storm drains. This is called illegal dumping. Take them to a household hazardous waste Roundup. Call 1(888)CLEAN LA or visit www.888CleanLA.com to locate a Roundup near you.
- Buy only what you need. Reuse leftover paint for touch-ups or donate it to a local graffiti paint-out program. Recycle or use up excess paint.
- Clean water-based paint brushes in the sink.
- Oil-based paints should be cleaned with thinner that can be reused. Set the used thinner aside in a closed jar to settle-out paint particles.
- Store paints and paint-related products in rigid, durable and watertight containers with tight-fitting covers.



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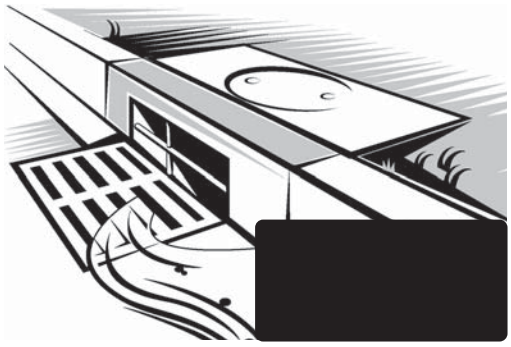

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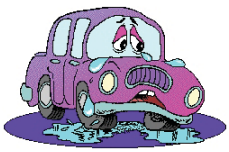
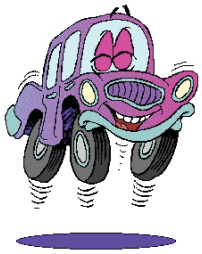
Do you have "leaky" car syndrome? Cure It!
You are contributing to storm water pollution!

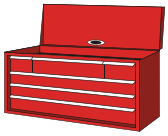


Cars with oil, radiator, transmission, brake, power steering or gear oil leaks are a hazard to our water resources. These toxins drip onto the ground and are washed into storm drains with any source of water. These toxic fluids contaminate our ocean, lakes and ground water.

If your car is experiencing leaky car syndrome, please cure it as soon as possible. Not only will your car appreciate it, but it will prevent your contribution to our storm water pollution problem.



You have the tools for success. Simply keep your vehicles in good running order to prevent leaks. Not only will your car run better but you'll be doing yourself, your neighborhood and your city - a great service.



RECYCLE YOUR USED OIL

When changing your own oil - Be Cautious! Used oil is one of the largest sources of storm water pollution we have! Make a difference - Recycle your oil at one of our used oil collection centers. Call 1 (888) CLEAN-UP for used oil collection center locations.

If your oil has anything else in it, such as radiator fluid or carburetor cleaner, it is contaminated. Call 1 (888) CLEAN-UP for the location of a Household Hazardous Waste Facility.

RECICLE SU ACEITE USADO

Tenga mucho cuidado cuando cambia el aceite de su auto! El aceite usado es unos de los principales contribuyentes de la contaminación del agua pluvial. Haga la diferencia- Recicle su aceite usado en unos de nuestros centros de colección. Llame al 1 (888) CLEAN-UP para un centro de aceite usado.

Su aceite usado esta contaminado si contiene anticongelante, limpiador de carburador u otros químicos. Llame al 1 (888) CLEAN-UP para encontrar un local que acepte desperdicios peligrosos de domicilio.

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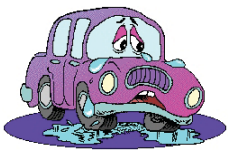

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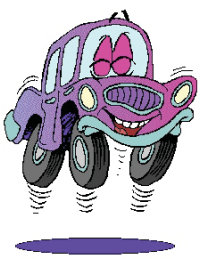

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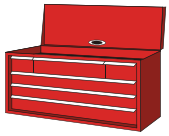

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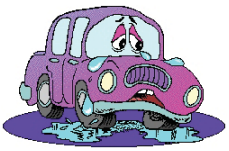
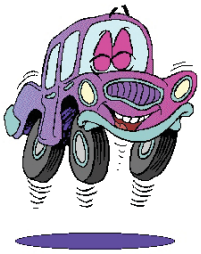
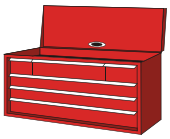
Tiene su carro problema de goteras? Arreglelo!
Si no, usted esta contrbuyendo a la contaminación de agua pluvial!



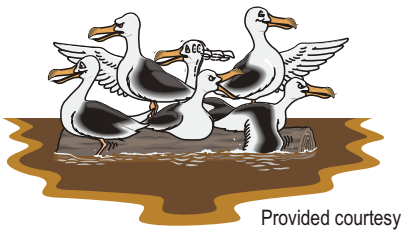
Carros que gotean aceite de motor, o líquidos del radiador y transmisión, frenos, y volante hidráulico pueden dañar a nuestros recursos de agua. Estos tóxicos caen al al suelo y son desechados a los desagües pluviales. Estos tóxicos contaminan nuestro oceano, lagos y agua subterránea.

Si su automóvil está goteando, por favor arréglelo lo más pronto posible. Su carro no solo se lo va a agradecer, pero también usted estaría impidiendo su contribución a la contaminación de agua pluvial.





Usted tiene la capacidad para salir adelante. Simplemente mantenga su vehículo en buenas condiciones para prevenir goteras de líquidos tóxicos. Con mantenimiento regular su carro corera mejor y le estaria haciendo un favor a su vecindad y su ciudad.



PROJECT Pollution PREVENTION

Provided courtesy of Hunter-Kennedy & Associates Inc.

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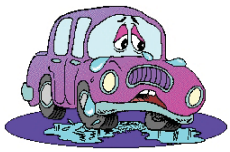

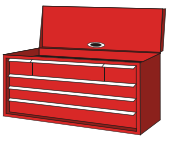

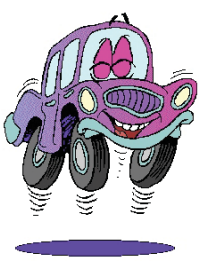

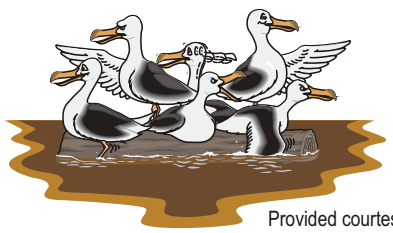

Simple. Smart.Steps.

Know Your HHW.

Household **H**azardous **W**aste **(HHW)** is any product labeled: toxic, poison, corrosive, flammable, combustible or irritant that is disposed of.

Buy Smart.

Purchase non-toxic/less hazardous products and only what you need.

Store Properly.

Keep products out of reach of children and pets. Toxic products are poisonous — don't put your family's health and safety at risk!

Use It Up.

Finish all unused products and recycle the containers or donate leftover products to a neighbor or community group.

Dispose Properly.

Dispose of HHW properly at a FREE Los Angeles County Roundup near you!

Protect Our Communities.

NEVER throw HHW into your household garbage, toilets or sinks; never dump on the ground or pour down the storm drains – it's illegal – and HHW can seep into the groundwater, waterways and oceans, causing contamination of our drinking water, causing beach closures and posing health hazards to swimmers.

Help keep Los Angeles County healthy and clean!

Find out how to reduce household hazardous waste and what alternative products are available on the reverse side of this flyer.

Toxic.Free.Home.

Call or log on to find an HHW collection event near you!

LOS ANGELES COUNTY PUBLIC WORKS Public Service That Works

1-888-CLEAN-LA
www.888CLEANLA.com

PROJECT Pollution PREVENTION

SANITATION DISTRICTS OF LOS ANGELES COUNTY

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How to Reduce Use of Hazardous Products:

One way to reduce the potential concerns associated with **household hazardous waste** is to use nonhazardous or less hazardous products, and when it is necessary to use a hazardous product, always be safe and smart. Protect the health of your family, neighbors and the environment.

What You Can Do to Reduce Household Hazardous Waste

As you make your choices about the use of hazardous and nonhazardous products, remember that the decisions consumers make affect the way manufacturers design products.

- Use products containing hazardous materials sparingly or use a non hazardous/less hazardous alternative.
- Before purchasing a product, read the label carefully to make sure it will do what you want it to do. Once you buy something you are also legally responsible for disposing of it properly.
- Buy just what you need to do the job. Use it up. Give leftovers to a friend, neighbor, business or charity that can use them up. Excess pesticide might be offered to a greenhouse or garden center.
- Select water-based products over solvent-based products when available (e.g., paint, glue, shoe polish).
- Avoid aerosol sprays. Choose the pump spray or other alternatives.
- Be smart when you apply pesticides or fertilizers. Do not apply before a rain. Not only will you lose most of the pesticides or fertilizer through runoff, but you also will be harming the environment. Do not overwater after application. Read the label. Do not apply more than is recommended.
- Have a professional change your motor oil. For a few dollars more, you not only save yourself time and energy, but it's more likely that the used motor oil collected is recycled.
- Dispose of household hazardous wastes according to the directions on the container, or at a household hazardous waste collection event (Countywide Roundup or a local collection event), a used motor oil recycling center, auto parts store or service station. Call 1-888-CLEAN-LA or check the Internet at www.888CLEANLA.com for the location of an event or facility near you.

Consumer Choices

We can easily reduce the amount and toxicity of waste in and around our homes, and at the same time save money.

- Careful planning can help avoid the need for many potentially toxic products;
- Careful shopping will allow us to find products that can be recycled, reused or be disposed of safely.

Many sources of household hazardous waste can be replaced with other products that are safer, cheaper and equally effective.

Careful planning and shopping lend themselves to source reduction – meaning reducing the amount of hazardous wastes entering the household as well as reducing the toxicity of that waste. The less waste that comes in, the less that goes out. We can do this by shopping thoughtfully, reading labels and looking for non-hazardous or less hazardous products.

What are Alternative Products?

Alternative Cleaning Products

Try these easy alternatives to minimize household hazardous products. Most of these products are very common and are found in most household cabinets:

KITCHEN

Spray Disinfectant Cleaner

1 teaspoon sodium lauryl sulfate

1 teaspoon borax

2 tablespoons white vinegar

2 cups hot water

¼ teaspoon eucalyptus essential oil

¼teaspoon lavender essential oil

3 drops tea tree essential oil

Mix all ingredients together and stir until dry ingredients dissolve. Pour into spray bottle for use. Do not use on glass.

Dish Detergent

½ cup clay powder

2 tablespoons lime essential oil

24 cups sodium lauryl sulfate

6 cups baking soda

Mix clay powder and essential oil. Then, in a two-gallon pail or container, combine with the baking soda and sodium lauryl sulfate. Mix well. For liquid soap: add 18 cups boiling water and stir until powder is dissolved.

Abrasive Cleaner

1 cup fine-grade pumice

½ cup clay powder

2 tablespoons grapefruit essential oil

¼ cup baking soda

⅓ cup sodium lauryl sulfate

½ cup boiling water

Mix all ingredients. Apply with a damp sponge or cloth and scrub.

Brass/Copper Tarnish Remover

Salt , flour and white vinegar

Mix together equal parts salt and flour, then add white vinegar to make a paste. Rub into the stain. Repeat if necessary.

Window Wash

Juice from one fresh lemon

2 cups water or club soda

½ teaspoon peppermint essential oil

1 teaspoon cornstarch

Mix all ingredients and pour into plastic spray bottle. Shake well.

BATHROOM

Bathtub/Sink Stains

Scrub with paste made from cream of tartar and hydrogen peroxide.

Soap Film on Fiberglass Surface

Apply baking soda with damp cloth, rub and rinse off residue well.

Soap Film/Mildew on Shower Curtains

Pour full-strength vinegar on the shower curtain to remove soap film and mildew.

Shower-Door Track Cleaning

Pour full-strength vinegar into the track, let soak for a few minutes, rinse.

Toilet Lime Deposit Removal

Pour full strength white vinegar in the bowl, let sit for several hours. Scrub with sturdy brush.

Toilet Bowl Cleaner

½ teaspoon sodium lauryl sulfate

2 tablespoons baking soda

2 tablespoons vinegar

1 teaspoon orange essential oil

1 teaspoon grapefruit essential oil

2 cups water

Mix all ingredients. Vinegar and baking soda will foam when mixed. Let mixture stand for 10 minutes before pouring into a spray bottle.

Visit www.888cleanla.com for more alternative product recipes.

HOUSEHOLD HAZARDOUS WASTE FACT SHEETS

The following fact sheets provide detailed information on Household Hazardous Waste and related issues – how to define it, potential health and environmental risks, proper disposal methods, the use of nontoxic, alternative products…and more.

Please use this information as:

- **A quick reference source** to enhance the HHW efforts already ongoing in your city

- **Materials for community outreach and media relations** – they can be reproduced and distributed through your existing community and media outreach channels by accompanying news releases, PSAs, op-eds and letters to the editor. They may also be disseminated to local community-based organizations for insertion in their newsletters or used as information sheets at local community events. And don't forget to include them in your own city bulletins!

How to use these fact sheets:

- These fact sheets are designed to be used independently – each fact sheet has a slightly different focus, yet they all contain core information – such as how to find a Roundup by calling 888-CLEAN-LA or visiting www.888CLEANLA.com.

- Feel free to incorporate your city logo and/or the Project Pollution logo (included in this manual) and use these fact sheets in their current format.

- These materials will also be available shortly on www.888CLEANLA.com. We will notify you when these materials are up on the site for you to download.

Fact sheets provided include:

- What is household hazardous waste?
- Toxic products – dangers of improper storage, management and disposal
- How to dispose of HHW properly
- Make your home a Toxic Free Home – source reduction tips and recipes for nontoxic alternatives to hazardous household products
- Helpful activity-specific tips about safe storage/disposal, source reduction and alternative products and practices
- The stormwater pollution and household hazardous waste connection
- What children should know about household hazardous waste
- Home hazardous product survey for parents and children
- Household hazardous waste and the dangers of inhalant abuse

What is Household Hazardous Waste?

Many people are surprised to learn that Household Hazardous Waste (HHW) extends beyond the more "obvious" items – used motor oil and paint – and includes such daily household products as window cleaners, glue and nail polish. HHW is any toxic product located within the home that poses a threat to public health and environmental safety when handled, stored and/or disposed of improperly. While safe for you to use properly, we must remember that these same products are considered *Hazardous Waste* when we're ready to dispose of the leftover products.

Unusable or unwanted household chemicals that are considered Household Hazardous Waste can easily be identified by carefully reading product labels and checking for any of these key words:

- Caution, Warning or Danger – try to buy products labeled "caution" whenever possible
- Toxic – poisonous or lethal when ingested, touched and or inhaled, even in small quantities
- Corrosive – acids or bases which deteriorate the surface of other materials and/or living tissues by chemical reaction
- Flammable – chemicals that ignite easily

Examples of Household Hazardous Products include:

Paint & Paint-Related Products	Lawn/Garden-Care Products	Beauty Products & Medicines
Turpentine paint stripper	Pesticide/insecticide	Products in aerosol cans
Latex/water-based paint	Weed killer	Alcohol-based lotions
Oil-based paint	Snail killer	Nail polish remover
Rust remover	Bug spray	Isopropyl alcohol
Paint thinner	Fungicide	Expired medicine
Varnish	Herbicide	Hair relaxers
	Fertilizer	Depilatories
		Deodorizers
		Nail polish
Household Cleaners	**Automotive Fluids & Batteries**	**Miscellaneous**
Ammonia-based cleaners	Windshield washer solution	Cell phone rechargeable batteries
Tub & tile cleaners	Auto body repair products	Swimming pool chemicals
Toilet bowl cleaners	Metal polish with solvent	Photographic chemicals
Floor care products	Fuel oil and other oils	Mercury thermometers
Aluminum cleaners	Lead acid batteries	Dry cleaning solvents
Window cleaners	Transmission fluid	Mercury vapor lights
Aerosol cleaners	Brake fluid	Mercury batteries
Copper cleaners	Antifreeze	Fluorescent lights
Furniture polish	Diesel fuel	Fiberglass epoxy
Metal polishes	Motor oil	Lighter fluid
Oven cleaners	Kerosene	Shoe polish
Drain cleaners	Gasoline	Moth balls
	Car wax	Glue

Toxic Products -- Dangers of Improper Storage, Management and Disposal

If you're like most people, you've stored your leftover paint, motor oil, household cleaners and pesticides in a corner or on a shelf in your garage, neglecting it for months -- even years -- at a time. But what you may not know is that these leftover products are potentially dangerous to your family, neighbors, garden and even your pets!

Protect your family:

Each year, a staggering one out of ten children is injured at home from household hazardous chemicals – through inhalation, absorption or contact with the eyes or skin. Handle toxic products with care by following these helpful tips:

DO:

- Follow directions carefully and use only recommended portions
- Store in tightly sealed containers in cool, dry locations
- Store in original container
- Store out of reach of children in locked cupboard

DO NOT:

- Do not repackage chemical products in containers normally used for food products or soft drinks – *Children have died from drinking chemicals stored in soft drink and juice bottles*
- Do not store corrosives, flammables and poisons together – separate these containers
- Do not mix chemical products or wastes – *dangerous reactions can occur*

Do NOT dispose of Household Hazardous Waste the WRONG WAY...

- Do NOT Throw in the Household Garbage:
  Dumping household hazardous waste into garbage bins is dangerous -- *and illegal.* When thrown in with regular trash, household chemicals can cause fires or explosions, injuring sanitation workers and go into landfills not permitted or intended for hazardous waste – where the toxic chemicals could seep into the groundwater -- contaminating our environment.

- Do NOT Dump in Household Toilets, Sinks & Drains:
  When flushed down a toilet, sink or drain, household hazardous waste goes through the sewage system to treatment plants not equipped to handle hazardous waste. At treatment plants, hazardous waste interferes with the treatment process by killing bacteria and contaminating the effluent that runs into the ocean and the sludge which is reused as fertilizer.

- Do NOT Pour in Storm Drains:
  Household hazardous waste illegally dumped into storm drains contaminates our waterways and ocean, significantly affecting our quality of life in Los Angeles County. Many people don't realize that whenever litter, debris, motor oil, paints, fertilizers, pesticides and animal droppings end up in the storm drain system, these contaminants mix with millions of gallons of rainwater and flow untreated into LA County's lakes, rivers and the Pacific Ocean -- causing beach closures, disruption of aquatic life and health hazards for swimmers.

DO Dispose of Your Household Hazardous Waste the RIGHT WAY…

- Household Hazardous Waste Collection Events
  Collection events are held at various sites throughout Los Angeles County and provide residents the opportunity to dispose of their unused toxic products quickly, conveniently and free of charge. They are open to all residents and are usually held on a Saturday from 9am to 3pm.

- Call 1-888-CLEAN-LA or visit www.888CLEANLA.com to find the date and location of a free HHW collection event near you.

- Additionally, some cities provide permanent HHW collection sites that accept unused toxic products from residents of that specific city during defined hours of operations. Call your city for more information about permanent HHW collection facilities.

How to Prepare

- Bring any unused chemicals that may be hazardous
- Keep the waste in its original container
- Make sure the container is not leaking
- Bring the items in a sturdy box that can be left behind
- Do not bring explosives, ammunition, tires, bio-medical waste or radioactive material
- There is a limit of 15 gallons or 125 pounds per vehicle

How to Dispose of Household Hazardous Waste Properly...

❖ Household Hazardous Waste Roundups

HHW collection events are held at various sites throughout Los Angeles County and provide residents the opportunity to dispose of their unused toxic products quickly, conveniently and free of charge. They are open to all residents and are usually held on a Saturday from 9am to 3pm. Additionally, some cities provide permanent HHW collection sites that accept unused toxic products from residents of that specific city during defined hours of operations.

❖ How to prepare:

- Bring any unused chemicals that may be hazardous (latex/oil-based paint, used motor oil, leftover fertilizer, etc.) in a sturdy box
- Make sure the container is not leaking
- Do not mix products together – *dangerous reactions can occur*
- Do not bring explosives, ammunition, tires or radioactive materials

➢ Call 1-888-CLEAN-LA or visit www.888CLEANLA.com for the location and date of a Household Hazardous Waste Roundup near you or call your city for more information about permanent HHW collection facilities.

Dangers of Improper -- *and illegal* -- Disposal...

❖ Household Garbage

Dumping household hazardous waste into garbage bins is dangerous -- *and illegal.* When thrown in with regular trash, household chemicals can cause fires or explosions, injuring sanitation workers and go into landfills not permitted or intended for hazardous waste – where the toxic chemicals could seep into the groundwater -- contaminating our environment.

❖ Household Toilets, Sinks & Drains

When flushed down a toilet, sink or drain, household hazardous waste goes through the sewage system to treatment plants not equipped to handle hazardous waste. At treatment plants, hazardous waste interferes with the treatment process by killing bacteria and contaminating the effluent that runs into the ocean and the sludge which is reused as

❖ Storm Drains

Household hazardous waste illegally dumped into storm drains contaminates our waterways and ocean, significantly affecting our quality of life in Los Angeles County. Many people don't realize that whenever litter, debris, motor oil, paints, fertilizers, pesticides and animal droppings end up in the storm drain system, these contaminants mix with millions of gallons of rainwater and flow untreated into LA County's lakes, rivers and the Pacific Ocean -- causing beach closures, disruption of aquatic life and health hazards for swimmers.

Make Your Home a Toxic.Free.Home.

Take these easy steps to reduce hazardous products in your homes…

- Make an effort to buy products that are water-based, less hazardous and non-toxic
- Buy only the amount you need to do the job
- Avoid aerosol sprays -- choose the pump spray or other alternatives
- USE IT UP -- or give leftovers to a neighbor, business or charity that can use them up
- Be smart when you apply pesticides or fertilizers. Do not apply before a rain -- not only will you lose most of the pesticides or fertilizer through runoff, but you'll also be harming the environment. Also, do not overwater after application. Read the label -- do not apply more than is recommended

Dispose of Your Household Hazardous Waste the RIGHT WAY…

- Household Hazardous Waste Collection Events
  HHW collection events are held at various sites throughout Los Angeles County and provide residents the opportunity to dispose of their unused toxic products quickly, conveniently and free of charge. They are open to all residents and are usually held on a Saturday from 9am to 3pm. Additionally, some cities provide permanent HHW collection sites that accept unused toxic products from residents of that specific city during defined hours of operations.

- Call 1-888-CLEAN-LA or visit www.888CLEANLA.com for the location and date of an upcoming Roundup or call your city for more information about permanent HHW collection facilities.

  How to Prepare
  - Bring any unused materials that may be hazardous
  - Keep the waste in its original container
  - Make sure the container is not leaking
  - Bring the items in a sturdy box that can be left behind
  - Do not bring explosives, ammunition, tires, bio-medical waste or radioactive material
  - There is a limit of 15 gallons or 125 pounds per vehicle

Try these easy and less-toxic alternatives
to minimize household hazardous waste...

KITCHEN

Spray Disinfectant Cleaner

1 teaspoon sodium lauryl sulfate
1 teaspoon borax
2 tablespoons white vinegar
2 cups hot water
¼ teaspoon eucalyptus essential oil
¼ teaspoon lavender essential oil
3 drops tea tree essential oil
Mix all ingredients together and stir until dry ingredients dissolve. Pour into spray bottle for use. Do not use on glass.

Brass/Copper Tarnish Remover

Salt
Flour
White vinegar
Mix together equal parts salt and flour, then add white vinegar to make a paste. Rub into the stain. Repeat if necessary.

Window Wash

Juice from one fresh lemon
2 cups water or club soda
½ teaspoon peppermint essential oil
1 teaspoon cornstarch
Mix all ingredients and pour into plastic spray bottle. Shake well.

Metal Cleaner

Fresh squeezed juice of 2 lemons
1/3 cup baking soda
1 teaspoon fine salt
6 tablespoons clay powder
Mix all ingredients together until pasty. Add water or more clay if needed. Rub paste onto metal with extremely fine steel wool and allow to sit for fifteen minutes. Wash off with a sponge and clear water. Polish metal with a soft cloth. Do not use on aluminum.

Dish Detergent

½ cup clay powder
2 tablespoons lime essential oil
24 cups sodium lauryl sulfate
6 cups baking soda
Mix clay powder and essential oil. Then, in a two-gallon pail or container, combine with the baking soda and sodium lauryl sulfate. Mix well. For liquid soap: add 18 cups boiling water and stir until powder is dissolved.

Abrasive Cleaner

1 cup fine-grade pumice
½ cup clay powder
2 tablespoons grapefruit essential oil
¼ cup baking soda
1/3 cup sodium lauryl sulfate
½ cup boiling water
Mix all ingredients. Apply with a damp sponge or cloth and scrub.

Glassware/Crystal Spot Removal

Dip spotted glassware into water to which a splash of vinegar has been added, dry with lint-free dishcloth.

Silver Polish

Rub with paste of baking soda and water.

Stainless Steel Water Spots

Rub area with clean soft cloth dampened with white vinegar. Wipe dry to avoid spots.

BATHROOM

Bathtub/Sink Stains

Scrub with paste made from cream of tartar and hydrogen peroxide.

Soap Film on Fiberglass Surface

Apply baking soda with damp cloth, rub and rinse off residue well.

Soap Film/Mildew on Shower Curtains

Pour full-strength vinegar on the shower curtain to remove soap film and mildew.

Shower-Door Track Cleaning

Pour full-strength vinegar into the track, let soak for a few minutes, rinse.

Toilet Lime Deposit Removal

Pour full strength white vinegar in the bowl, let sit for several hours. Scrub with sturdy brush.

Toilet Bowl Cleaner

½ teaspoon sodium lauryl sulfate
2 tablespoons baking soda
2 tablespoons vinegar
1 teaspoon orange essential oil
1 teaspoon grapefruit essential oil
2 cups water
Mix all ingredients. Vinegar and baking soda will foam when mixed. Let mixture stand for 10 minutes before pouring into a spray bottle.

PETS

Dog House Flea Repellant

Wash dog houses with salt water. Scatter fresh pine needles or cedar shavings under your pet's sleeping pad. Keep bedding clean.

Pet Stains

Soak stained area in warm soapy water. Sponge with equal parts of water and white vinegar. Blot dry.

Flea Collar

2 tablespoons peppermint essential oil
½ cup plus 2 tablespoons rosemary essential oil
2 tablespoons white cedar essential oil
¼ cup citronella essential oil
2 tablespoons eucalyptus essential oil
Soak a natural fiber rope in mixture and let dry for several hours. Tie around pet's neck.

Flea Shampoo

2 cups boiling water
½ cup sodium lauryl sulfate
¼ cup white vinegar
2 tablespoons peppermint essential oil
½ cup plus 2 tablespoons rosemary essential oil
2 tablespoons white cedar essential oil
¼ cup citronella essential oil
2 tablespoons eucalyptus essential oil
Mix water and sodium lauryl sulfate together until completely dissolved. Cool. Mix vinegar and remaining ingredients and add to sodium lauryl sulfate mixture.

PEST REPELLANT

Mice Repellant

Stuff all cracks around gas and water pipes with steel wool to keep mice out.

Ant Repellant
Sprinkle cucumber peelings near ant infestations.

Anti-Insect Air Spritzer
2 cups vodka
1 tablespoon citronella essential oil
1 tablespoon eucalyptus essential oil
1 teaspoon geranium essential oil
1 teaspoon rosemary essential oil
1 teaspoon orange essential oil
1 teaspoon lemon essential oil
Mix all ingredients and shake well. Mist into air to keep bugs away.

Body Bug Repellant
2 tablespoons citronella essential oil
2 tablespoons rosemary essential oil
2 tablespoons geranium essential oil
2 tablespoons eucalyptus essential oil
½ cup olive oil
Mix all oils together. Dab on clothing and skin. Avoid eyes and mouth.

SPOT REMOVERS

Club Soda
Pour on fresh spots and stains to remove wine and foods from clothing, carpets and linens.

Double Duty Spot Cleaner
1 tablespoon tangerine essential oil (or other citrus oil)
4 tablespoons glycerin
2 tablespoons borax
1 teaspoon sodium lauryl sulfate
Mix essential oil with glycerin; add remaining ingredients.

FURNITURE POLISH

Lemon Scented Polish
1 teaspoon lemon oil
2 cups mineral oil
Mix and apply with soft cloth.

Dark Wood Polish
1 teaspoon olive oil
Juice of one lemon
1 teaspoon brandy or whiskey
1 teaspoon water
Mix and apply with soft cloth. Must be made fresh each time.

Unscented Polish
3 parts olive oil
1 part vinegar
Mix and apply with soft cloth.

Oak Furniture Polish
1 quart of beer
1 tablespoon sugar
2 tablespoons beeswax
Boil beer with sugar and beeswax. When cool, wipe mixture on wood, allow to dry and polish with a soft cloth.

Heat Blemish/Scratch Remover
Rub in mayonnaise and wipe off. Buff with clean cloth.

Water Spot Treatment Polish
Toothpaste (not gel)
Baking soda
Pecan
Apply equal parts toothpaste and baking soda with a soft, damp cloth. Rinse out the cloth and wipe off any residue. When the finish is smooth, buff with a clean soft cloth. Restore color and shine by rubbing the spot with the meat of half a pecan, then buff.

BEAUTY PRODUCTS

Hair Dye Alternatives
Lighten hair:
1 tablespoon lemon juice
1 gallon warm water
Rinse hair with mixture.
Darken hair:
Rinse hair with strong black tea or black coffee.
Red tones:
Rinse with strong tea of rosehips or cloves, or use strong black coffee.

Cover gray:
½ cup dried sage
2 cups water
Boil sage for thirty minutes, then steep for several hours. Apply tea to hair after it cools. Allow to dry, then rinse and dry hair again. Apply weekly until you have the shade you want and then monthly to maintain color.

Hair Shampoo Alternatives

Everyday shampoo:
Castile bar soap
Water
¼ cup olive oil, almond oil or avocado oil
½ cup distilled water
Grate castile bar soap and mix it with water in a blender or food processor. Blend 1 cup of castile liquid with olive oil, avocado or almond oil and distilled water.

Dandruff remedy:
Wet hair and rub in a handful of dry baking soda, then rinse.

Jewelry Cleaning

Rub a small amount of toothpaste on jewelry with finger, rinse well and polish with a soft cloth.

Skin Freshener/Soother
Add pulp-free aloe vera juice to water in a spray bottle and spritz arms, legs, back and face.

PAINTS/REMOVERS

Enamel Paint Drips/Spill Remover

Wipe up spills and drips with a soft wet towel lathered with pumice soap (the sooner the better).

Removing Paint from Skin

Rub with mineral oil. Wash with soap and water.

Arts & Crafts Paints

½ cup cornstarch
2 cups cold water
Food coloring
Mix cornstarch and water in a saucepan. Bring the mixture to boil and continue to boil until it thickens. Let cool slightly. Pour into jars and color each with food coloring.

MISCELLANEOUS HOME MAINTENANCE

Homemade Glues

Option 1:
6 tablespoons gum arabic
1 cup water
½ cup plus 2 tablespoons natural glycerin
Dissolve gum arabic in water, add glycerin, and mix well. Apply to both surfaces with a toothpick or tongue depressor. Hold together for 5 minutes. Make fresh batch each time.

Option 2:
4 tablespoons wheat flour
6 tablespoons cold water
1 ½ cups boiling water
Blend flour into enough cold water to make a smooth paste. Boil water and stir into flour mixture until mixture is translucent. Use when cold.

Option 3:
3 tablespoons cornstarch
4 tablespoons cold water
2 cups boiling water
Blend cornstarch and cold water to make a smooth paste. Stir paste into boiling water, continue to stir until mixture becomes translucent. Use when cold.

Option 4:
4 tablespoons wheat flour
6 tablespoons cold water
1 ½ cups boiled water
Blend wheat flour and water to make a smooth paste. Boil 1 ½ cups water and stir in paste, cooking over very low heat for about 5 minutes. Use when cold.

Removing Grease Spots from Walls

Make a paste of baking soda and water. Apply thick pate to the grease stain and let it dry. Brush the residue off with a soft brush or cloth.

Car Wash Soap

3 cups grated castile soap
½ cup sodium lauryl sulfate
3 cups boiling water
1 tablespoon borax
1 tablespoon balsam fir essential oil

Dissolve castile soap and sodium lauryl sulfate in boiling water; add borax and essential oil and mix well.

Upholstery Cleaner and Rug Shampoo

4 cups water
1 cup white vinegar
3 tablespoons sodium lauryl sulfate
2 teaspoons baking soda
1/8 teaspoon lavender essential oil
1/8 teaspoon ginger essential oil
Mix all ingredients together and fill a handheld rug/upholstery shampoo bottle half full. Shake the bottle vigorously and shampoo furniture using small circular motions. Scrub sudsy area well.

Laundry Soap

¼ cup clay powder
2-3 tablespoons essential oil of choice
13 cups borax
12 cups baking soda
4 cups sodium lauryl sulfate
Mix clay powder and essential oil. Add remaining ingredients and mix well in a 2-3 gallon pail. Use 1/8 cup of laundry powder per load.

Household Hazardous Waste can be DANGEROUS!
Here are a few helpful hints to BE SAFE...

Hazardous Waste is any toxic product located within the home that poses a threat to public health and environmental safety when handled, stored and disposed of improperly. Toxic products can be dangerous to our family's health if not handled properly – here are some tips on safe storage, ways to reduce the amount of household hazardous waste in your home, and proper disposal methods.

How to Handle Hazardous Waste

- Follow directions carefully and use only recommended portions
- Store in tightly sealed containers in cool, dry locations
- Store in original container
- Store out of reach of children in locked cupboard
- Do not reuse pesticide or other chemical containers for other purposes
- Do not repackage chemical products in containers normally used for food products or soft drinks – *Children have died from drinking chemicals stored in soft drink and juice bottles*
- Do not store corrosives, flammables and poisons together – separate these containers
- Do not mix chemical products or wastes – *dangerous reactions can occur*
- Do not smoke, eat or drink when handling household hazardous products
- Use indoor faucets to clean all applicators (paint brushes, cloths, etc.) -- *water from outdoor faucets runs into the street and storm drains, heading out to the ocean, untreated*

How to Reduce the Amount of Hazardous Waste in your Home

- Purchase only needed quantities
- When possible, purchase products that are water-based, less hazardous and non-toxic
- Use products up before purchasing new products
- Share unused products with your neighbors/friends
- Safely dispose of all unused toxic products at Household Hazardous Waste Roundups

Remember These Important Tips When...

- Maintaining Your Car
  - NEVER hose off engine cleaner -- degreasers or tire cleaners. The run-off goes into the storm drains, leading directly into the ocean
  - When changing car fluids, use a drip pan to catch spills. If a spill does occur, apply absorbent materials, such as kitty litter, and dispose of it at a Roundup

    - When disposed of improperly, used motor oil is a major contributor to pollution. There are many locations in Los Angeles County to recycle your oil, oil filters and other automotive fluids. For locations call 1-888-CLEAN-LA or visit www.888CLEANLA.com
- Using Paint and Paint Products
    - Buy water-based latex paint. It does not contain the harsh solvents of oil-based paint, and brushes can be cleaned using water
    - NEVER rinse paint brushes off using outdoor water faucets
    - If you have leftover paint, share it with neighbors or donate to graffiti cleanup organizations
    - NEVER throw paint or paint products in the trash, down the sink or toilet, or down the storm drains -- dispose of it properly by taking it to a HHW Roundup

How to Dispose of Household Hazardous Waste Properly

Participate in a FREE Household Hazardous Waste Collection Event! Collection events are held at various sites throughout Los Angeles County and provide residents the opportunity to dispose of their unused toxic products (leftover paint, used motor oil, fertilizer, etc.) quickly, conveniently and free of charge.

Some of the items you can bring to a collection event include: lighter fluid, nail polish remover, transmission fluid, antifreeze, motor oil, latex and oil-based paints, paint thinner, stains/varnishes, solvents, hazardous cleaning products, herbicides and pesticides, pool chemicals, hairspray, aerosol products, and expired medicine.

As you prepare your Household Hazardous Waste for disposal at a Roundup, follow these guidelines:

- Bring any unused chemicals that may be hazardous
- Keep the waste in its original container
- Make sure the container is not leaking
- Bring items in a sturdy box that can be left behind
- Don't bring explosives, ammunition, tires, bio-medical waste or radioactive materials

For more information about Household Hazardous Waste collection events, Roundup schedules and alternative disposal methods, call 1-888-CLEAN-LA (1-888-253-2652) or look on the Internet at www.888CLEANLA.com

The Stormwater Pollution and Household Hazardous Waste Connection

What is Stormwater Pollution?

Stormwater pollution occurs when litter, trash, debris, motor oil, paints, fertilizers, pesticides and animal droppings end up on the roadways and in the gutters. These contaminants mix with millions of gallons of rainwater, flow untreated into Los Angeles County's lakes, rivers and the Pacific Ocean, and can create health risks for children, kill marine life, and contribute to neighborhood flooding and beach closures.

What is Household Hazardous Waste?

Household Hazardous Waste is any chemical located within the home that poses a threat to public health and environmental safety when handled, stored and/or disposed of improperly. Products that can be found in your home, garage and garden area and can easily be identified by carefully reading product labels and checking for any of these key words: *toxic, poison, reactive, corrosive, flammable, combustible* or *irritant.* Examples include latex/oil-based paint, used motor oil, fertilizers, pesticides and

So what's the connection?

When people dispose of their household hazardous waste improperly by dumping it on the ground, in the street or down the storm drains -- *illegally* -- these toxic contaminants flow into our waterways, ending up in the ocean, untreated -- endangering the health of our families and environment.

Follow these guidelines to help prevent stormwater pollution:

- DON'T LITTER – throw your trash in a waste basket where it belongs
- Use, store and dispose of all household hazardous products properly
- Dispose of all leftover toxic products at monthly Household Hazardous Waste collection events. Call 1-888-CLEAN-LA or log onto **www.888CLEANLA.com** for more information and to find the date and location of a Roundup near you
- Make it a practice to purchase non-toxic or less-toxic products for home and garden use
- Use pesticides, herbicides and fertilizers sparingly. Do not apply any chemicals to the lawn or garden before a rain storm or watering
- Conserve water by not overwatering lawns
- Use yard trimmings and leaves as compost. This keeps debris off the streets and out of storm drains, *and* supplies gardens with valuable nutrients
- Dispose of all pet waste in trash cans
- All used motor oil can be recycled. Take your used motor oil to a certified used motor oil recycling center. For a location near you, call 1-888-CLEAN-LA or log onto **www.888CLEANLA.com**

KIDS – BE SAFE! Help keep your home a Toxic.Free.Home!

If you're not careful, products in your home can make you sick...

Poisons are all around us -- bleach, drain cleaner, nail polish remover, perfume, laundry detergent and glue are all toxic products that can make us sick if they're not handled properly.

REMEMBER:

DO NOT touch...
DO NOT taste...
DO NOT smell...

- ...any household products – unless you ask a grown-up you know.

- Make sure you understand warning labels on products in your home. Any product marked Warning, Caution, Danger, Poison, Toxic, Reactive, Corrosive or Flammable should NOT be handled by children and must be placed out of reach

- Little kids can't read -- when you're with your younger brothers and sisters, make sure dangerous cleaners are kept out of reach

- Little kids can't tell the difference between medicine and candy -- all medicine, even vitamins, should be locked up, safe from little hands

- Help keep your home and yard safe for family and pets -- keep fertilizer and bug spray out of reach

If you have a poison emergency and there is no help, call 9-1-1 or the California Poison Control System emergency hotline at 1-800-876-4766.

Help keep your home a Toxic.Free.Home. Ask your parents to get rid of leftover toxic products the RIGHT WAY by taking them to a Household Hazardous Waste Collection Event. It's free and easy, but most importantly, it helps keep our communities and environment safe and clean. Tell your parents to call 1-888-CLEAN-LA, or visit the Internet at www.888CLEANLA.com, to learn how to dispose of household hazardous waste without endangering our health.

Parents: Is Your Home a Toxic.Free.Home?

Potentially hazardous products are hiding all around your home that you may not even be aware of... nail polish and nail polish remover, glue, insect repellent, deodorizers and household cleaners are all safe to use when handled properly, but when these products are handled improperly or get into the hands of children, they can be very dangerous – *even lethal*.

Each year, millions of people are accidentally poisoned in their own homes. Although accidental poisonings happen to adults, the majority of poisonings happen to young children under the age of six years. 90% of poisonings happen in the home. Over 75% of the poisonings are accidental and most happen to children between the ages of six months to five years. Most of these accidental poisonings can be prevented with a little care -- don't let your child, your pet or yourself become a victim!

Take this simple survey to find out more about the household hazardous products that exist in your home -- and find out how you can properly dispose of household hazardous waste to make your home a Toxic.Free.Home.

- Look under your kitchen sink. What types of products are under there?

  ⇒ If any of the following products exist – your cupboard should be locked, or equipped with a child-safety device, to prevent children from accidentally handling toxic chemicals:

Ammonia	Carpet & upholstery cleaners
Cleaning fluid	Cleansers & scouring powders
Drain cleaner	Furniture polish
Metal cleaners	Oven cleaner
Rust remover	Powder & liquid detergents
Vitamins	

- Does your bedroom contain toxic products?

  ⇒ You may not be aware that these products must be kept out of reach from children and pets as well:

Cologne	Perfume
Cosmetics	Medications

- When was the last time you cleaned out the toxic products in your garage, basement or workshop?

  ⇒ Leftover hazardous products should be disposed of properly – by taking them to a Household Hazardous Waste collection event. Call 1-888-CLEAN-LA or visit

www.888CLEANLA.com to find a Roundup date and location near you and take your unused toxic products:

Antifreeze	Adhesives/glues
Car Wax	Fertilizer
Gasoline & oil	Kerosene
Latex/oil-based paint	Lighter fluid
Lime, cement, mortar	Lead acid batteries
Paint thinner/remover	Transmission fluid
Turpentine	Used motor oil
Windshield washer solution	

❖ What about under the bathroom sink or in the medicine cabinet?

⇒ Toxic products in the bathroom? You bet! Make sure these products are safely stored and out of your child's reach:

Aftershave	Bath oil
Deodorizers	Depilatories
Hair dyes/relaxers	Isopropyl alcohol
Medicine	Nail polish
Nail polish remover	Permanent wave solution
Room deodorizers	Rubbing alcohol
Shaving lotion	Toilet bowl cleaner

❖ Have you peaked in your closets, attic and storage places lately?

⇒ Kids will find things in the tiniest spaces – and will put *anything* in their mouths! Watch out for these toxic products lying around:

Moth balls & sprays	Rat/mouse poison
Insecticides	Batteries
Cigarette lighters	

❖ Dispose of your household hazardous waste the RIGHT WAY!

⇒ Now that you've successfully completed our household hazardous products survey and safely stored your products out of reach from children and pets, gather up the leftover toxic products that are ready to be thrown out and place them in a sturdy box. Make sure they're not leaking – and never mix products together.

❖ Take your toxic products to a Household Hazardous Waste Collection Event.

Now you're ready to take your box of household hazardous waste to a Countywide Roundup! Roundups are one-day, drive-through collection events scheduled in different areas throughout the County where residents can take their household hazardous waste. They are free, open to the public and are usually held on a

Saturday from 9am to 3pm. It's that easy! Additionally, some cities provide permanent HHW collection sites that accept unused toxic products from residents of that specific city during defined hours of operations.

❖ To find a Collection Event near you...

➢ Call 1-888-CLEAN-LA or visit the Internet at www.888CLEANLA.com for the location and date of the next Roundup near you **or call your city for more information about permanent HHW collection facilities.**

⇒

❖ Thanks for helping the County of Los Angeles to keep our communities healthy and our environment clean!

⇒ By properly disposing of your leftover toxic products, you're not only reducing the amount of hazardous waste in your home – protecting your family's health – but also protecting the environment from toxic contaminants entering our landfills, sewers and storm drains!

CAUTION!

INHALING TOXIC PRODUCTS CAN BE DANGEROUS!

You already know that toxic products exist in your home – household cleaners, air fresheners and furniture polish under the kitchen sink, motor oil, varnish and leftover latex and oil-based paint in the garage – but did you know that many of these products are being used by children to "get high?"

Inhalant use occurs when children abuse common household products such as glue, paint, air fresheners, correction fluid or markers to "catch a buzz."

Take a look at these alarming statistics:

- A 1998 nationwide survey of students indicates that 20.5% of eighth graders have used inhalants compared to 22.2% who have used marijuana/hashish
- Chronic inhalant users can suffer severe and permanent brain damage; some die the first time they try it; other possible risks include loss of consciousness and irreversible damage to the liver, kidneys and bone marrow
- Inhalants are a "gateway" drug often leading to other illicit substance abuse. They are often the first substance young people try because they are legal, easy to obtain and difficult to detect
- More than 1,000 common, useful and legal household, office and classroom products can be used to "get high"
- Because the chemicals in inhalants enter the lungs in such high concentrations, they have a more formidable toxic profile than other types of abused drugs
- Every year kids die from inhalant use, but many parents and educators remain ignorant of this silent epidemic

Be on the lookout for signs of use:

- Problems in school – failing grades, chronic absences and general apathy
- Paint or stains on body, clothing, rags or bags
- Spots or sores around the mouth; red or runny eyes or nose; chemical breath odor; drunk, dazed or dizzy appearance; nausea, loss of appetite; anxiety, excitability, irritability
- Missing abusable household items

THE KEY TO PREVENTING INHALANT ABUSE IS EDUCATION

Make your home a Toxic.Free.Home. and help prevent inhalant abuse:

- Buy smart! Purchase non-toxic/less-hazardous products and only what you need. Avoid products labeled "danger," "warning," "do not ingest," "corrosive," "flammable," or "toxic"
- Store properly! Use safety locks on all cabinets and store all poisonous household and chemical products out of sight and reach of children and pets
- Use it up! Finish all unused products and recycle the containers or donate leftover products to a neighbor or community group
- Dispose properly! Don't throw unused products in the trash, in the storm drain or down the drain. Dispose of HHW properly at free, convenient HHW Collection Events. For information on an upcoming HHW Roundup in your area, call 1-888-CLEAN-LA or visit www.888CLEANLA.com
- Educate your family! Talk with children about the potential dangers associated with HHW products. Educate your children *before* they educate themselves

For More Information…

- About safe use and management of HHW and the Toxic.Free.Home. campaign, contact the Los Angeles County Department of Public Works at 1-888-CLEAN-LA or visit www.888CLEANLA.com
- On inhalants and the National Inhalant Prevention Coalition, call 800-269-4237
- On poison prevention, contact the California Poison Control Center at 800-876-4766 or the American Association of Poison Control Centers at www.aapcc.org

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

AND THE SANITATION DISTRICTS OF
LOS ANGELES COUNTY

YOUR HOUSEHOLD HAZARDOUS WASTE GUIDE

Your Guide to Household Hazardous waste

IN LOS ANGELES COUNTY



WHAT IS
HOUSEHOLD HAZARDOUS WASTE?

DANGERS OF IMPROPER DISPOSAL

SAFE USE, STORAGE AND DISPOSAL

HHW COLLECTION EVENTS

HOW TO REDUCE HHW USE

ALTERNATIVE PRODUCTS

1-888-CLEAN-LA
www.888CleanLA.com

PROJECT Pollution PREVENTION

phone numbers

Los Angeles County Environmental Hotline **1-888-CLEAN-LA (1-888-253-2652) www.888CleanLA.com**

Information on Household Hazardous Waste Collection Events, certified used motor oil recycling centers, recycling, composting and other County environmental programs. Residents can report illegal dumping into the storm drain system.

Los Angeles Deptartment of Health Services **1-800-427-8700 www.ladhs.org**

Los Angeles County Fire Department Health & Hazardous Materials Division **323-890-4089 www.lacofd.org**

Information on waste management and regulatory compliance.

County Sanitation Districts of Los Angeles County **1-800-238-0172 www.lacsd.org**

Information on wastewater treatment and solid waste facilities, water reuse, industrial waste, and Household Hazardous Waste Collection Events.

Los Angeles City Residential and Small Business HHW Program **1-800-98-TOXIC (1-800-988-6942)**

Information on upcoming Household Hazardous Waste Collection Events, certified used motor oil recycling centers and hazardous waste collection from qualifying small businesses.

City of Los Angeles Stormwater Hotline **1-800-974-9794 www.lastormwater.org**

Report abandoned waste, accidental spills, clogged catch basins, illegal dumping, and illicit discharges into the streets or storm drain system.

California Environmental Protection Agency (CAL/EPA) **916-445-3846 www.calepa.ca.gov**

Information on CAL/EPA and how to safeguard California's natural environment — air, water, and land.

California Integrated Waste Management Board (CIWMB) **916-341-6000 www.ciwmb.ca.gov**

Information on waste reduction programs, recycling centers, composting and grasscycling.

Earth's 911 **800-CLEAN-UP (1-800-253-2687) www.1800cleanup.org**

Information on environmental programs nationwide.

Los Angeles Regional Drug & Poison Information Center **1-800-8-POISON (1-800-876-4766) www.calpoison.org**

24-hour emergency information on poison contact including swallowing, eye or skin irritation, inhalation, animal or insect bites, food or drug reactions, and pet exposure.

National Inhalant Prevention Coalition (NIPC) **1-800-269-4237 www.inhalants.org**

Information on toxic products that are used as inhalants.

National Office of Housing and Urban Development (HUD) **1-800-HUDS-FHA 1-800-483-7342 www.hud.gov/consumer/hhhchild.cfm**

Tips on making your home safe and healthy.

(Revised 9/01)
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YOUR HOUSEHOLD HAZARDOUS WASTE GUIDE

What is household hazardous waste?

Household hazardous waste is any product labeled: toxic, poison, corrosive, flammable, combustible or irritant that is to be disposed of.

A typical home can contain a vast array of household hazardous products used for cleaning, painting, beautifying, lubricating and disinfecting the house, yard, workshop and garage.

The chemical-based household products from a single home may seem insignificant; but, when millions of homes across Los Angeles County use similar products — handling, storing and disposing of them improperly — the combined effect becomes a major problem. The health and safety of people and animals, as well as the health of our communities and the environment is endangered when these types of products are discarded in household garbage, sinks or storm drains.

The health and safety of our families, neighborhoods and environment is threatened when household hazardous waste is stored or disposed of improperly.



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The following are examples of household hazardous products that may be found in and around your home:

Lawn/Garden-Care Products

Bug spray
Fertilizer
Pesticide/insecticide
Fungicide
Herbicide
Weed killer



Paint and Paint-Related Products

Latex/water-based paint
Oil-based paint
Turpentine paint stripper
Rust remover
Paint thinner
Varnish



Automotive Fluids and Batteries

Used motor oil and filters
Gasoline and diesel fuel
Kerosene
Auto body repair products
Windshield washer solution
Antifreeze
Brake and transmission fluid
Lead acid batteries
Metal polish with solvent



Beauty Products and Medicines

Alcohol-based lotions
Isopropyl alcohol
Medicine
Nail polish and nail polish remover
Hair relaxers, dyes and permanents
Products in aerosol cans



Household Cleaners

Ammonia-based cleaners
Oven and drain cleaners
Floor care products
Aerosol cleaners
Window cleaners
Furniture polish
Metal polishes and cleaners
Tub, tile and toilet bowl cleaners



Miscellaneous

Fluorescent lights
Mercury thermometers
Photographic chemicals
Lighter fluid
Shoe polish
Fiberglass epoxy
Swimming pool chemicals
Moth balls
Glue
Mercury batteries



For more information about the date and location of Household Hazardous Waste Collection Events and certified used motor oil recycling centers, please contact:

1-888-CLEAN-LA
www.888CleanLA.com

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County of Los Angeles
Department of Public Works
and the Sanitation Districts of
Los Angeles County

Dangers of improper disposal

When used, stored and disposed of according to label directions, most household products like cleaners, beauty products, medicines, auto fluids, paint and lawn care products pose little hazard to people or to the environment.

Improper disposal of HHW includes throwing it in the trash, pouring it on the ground, flushing down the toilet, sink or drain, or pouring it in the gutter or storm drain.

However, these products may become dangerous and hazardous when used, stored or disposed of carelessly.

When thrown in with the regular trash, household hazardous waste can injure sanitation workers. In addition, the hazardous waste will end up in landfills not intended or permitted for those type of wastes which could in turn impact groundwater.

When poured on the ground, household hazardous waste may seep into and contaminate our groundwater and/or the ocean we swim in.

When flushed down a toilet, sink or drain, household hazardous waste goes through the sewage system to treatment plants not equipped to handle hazardous waste. At treatment plants, hazardous waste interferes with the biological treatment process by killing bacteria and contaminating the effluent that runs into the ocean and the biosolids which cannot then be reused as fertilizer.

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When hazardous waste is thrown on the street, it goes down storm drains leading into our area waterways, impacting the Pacific Ocean, our lakes, and our local beaches.

The illegal dumping of hazardous waste carries a minimum fine of $5,000 per day per violation up to $100,000 per day per violation and imprisonment.

Section 25189.5,
Health & Safety Code.

Improper use, storage and disposal of household hazardous products can potentially harm our families, children, and pets, pollute our neighborhoods and contaminate our ground, water and air.

Poisoning Prevention Tips:

- Keep all hazardous products in their original containers and out-of-reach of children. Medicines should have child-resistant caps.
- Install child safety latches on all drawers or cabinets containing harmful products.
- Store harmful products away from food.
- Keep original labels on all containers, read and follow directions carefully.
- Keep syrup of ipecac on hand and have the Poison Control Center number on the telephone.

To report illegal dumping, call 1-888-CLEAN-LA.

For more information about the date and location of Household Hazardous Waste Collection Events and certified used motor oil recycling centers, please contact:

1-888-CLEAN-LA
www.888CleanLA.com

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County of Los Angeles
Department of Public Works
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YOUR HOUSEHOLD HAZARDOUS WASTE GUIDE

Safe use, storage, and disposal practices

Many of the products found in our homes are toxic. They can cause serious human and animal health and environmental problems if used, stored and disposed of improperly. The simple practices listed below can help keep your family, home, neighborhood and environment safe.

Do's

Dispose of household hazardous waste properly by taking it to a Collection Event scheduled near you. Call 1-888-CLEAN-LA for more information.

- Think carefully before buying a product. Do you really need it? Do you already have something similar?
- Buy just enough to do the job.
- Look for a non-hazardous or less hazardous substitute.
- Read the label and follow use, storage and disposal directions carefully. Watch for signal words such as *caution*, *warning*, *poison* or *danger*. If directions are unclear, contact the manufacturer or dealer before using.
- Keep all chemical products and waste out of reach of children and animals.
- Keep leftover products in original labeled containers so that you can refer to directions for use and proper disposal.
- Share unused products with others if each product is in its original container with a label.
- Dispose of household hazardous waste properly by taking it to a Collection Event scheduled near you.
- Locate auto repair shops and gas stations that recycle used motor oil, antifreeze and batteries.
- Completely finish products in containers before disposal. Clean, empty containers can be put in the trash. (Note: Some cities will even recycle empty paint cans and aerosol containers.)
- Triple rinse all containers of water-soluble materials. Use rinse water according to label directions.

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Don’ts

- Do not dump leftover products into the street, storm drains or ground. It is illegal.
- Do not burn used or leftover products or product containers. Burning may produce toxic fumes and contribute to air pollution.
- Do not bury leftover products or containers in your yard or garden.
- Do not reuse pesticide or other chemical containers for other purposes.
- Do not mix chemical products or wastes.
- Do not put any household hazardous waste in the trash or sink.
- Do not repackage chemical products in containers that are normally used for food products or soft drinks. Children have died from drinking chemicals stored in soft drink and juice bottles.
- Do not store corrosives, flammables and poisons together. Separate these containers.
- Never mix household hazardous materials. Dangerous reactions can occur.
- Do not smoke, eat or drink when handling household hazardous products.

The illegal dumping of hazardous waste carries a minimum fine of $5,000 per day per violation up to $100,000 per day per violation and imprisonment.

Section 25189.5,
Health & Safety Code.

To report illegal dumping, call 1-888-CLEAN-LA.

For a list of alternative products or for more information about the date and location of Household Hazardous Waste Collection Events and certified used motor oil recycling centers, please contact:

1-888-CLEAN-LA
www.888CleanLA.com

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County of Los Angeles
Department of Public Works
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YOUR HOUSEHOLD HAZARDOUS WASTE GUIDE

Events for collecting household hazardous waste

A Household Hazardous Waste Collection Event, operated by the County of Los Angeles Department of Public Works and the Los Angeles County Sanitation Districts, is a one-day, drive-through event where residents are invited to a specific location to drop off their household hazardous waste.

FREE HHW Collection Events are held WEEKLY in Los Angeles County.

Collection events are scheduled in different areas throughout the County. They are free, open to the public and are usually held on a Saturday from 9 a.m. to 3 p.m. No appointment is needed.

The City of Los Angeles operates collection events which service over 20 different areas each year within the City of Los Angeles. All residents in the County are invited to dispose of their household hazardous waste at these events. They are free and usually operated Friday through Saturday (occasionally Thursday through Saturday) from 9 a.m. to 3 p.m.

Additionally, certain cities have set up their own collection events for city residents. Call your city for more information, or our hotline at 1-888-CLEAN-LA for the location and date of any of the collection events near you or look up the schedule on the Internet at www.888CleanLA.com.

What Happens to Household Hazardous Waste Collected by the County?

Most of the paint is reused for the County's anti-graffiti program. Motor oil is recycled/ reused

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as lubricants, marine diesel fuel, supplemental fuel and tar by-products such as asphalt cover and re-refined motor oil. Miscellaneous solvents are reused as supplemental fuel in the manufacture of cement.

Household hazardous waste that cannot be recycled or reused is carefully packed into special drums for disposal.

Preparing Household Hazardous Waste for a Collection Event

- Pack household hazardous waste in a cardboard box so that it does not spill during transport. Be prepared to leave your containers.
- Put like chemicals together. Separate unlike chemicals.
- Label materials that are not in their original containers.
- Make sure containers are not leaking and lids are tightly sealed.
- Put your box of household hazardous waste in the trunk of your car, away from passengers during transport.
- At the collection site, trained personnel will ask you to remain in your car while they remove the household hazardous waste from your trunk.

Certified Used Oil Collection Centers

Many private businesses like gas stations, auto parts stores and auto repair shops participate in used motor oil recycling programs. In Los Angeles County there are more than 650 such locations.

County Household Hazardous Waste Collection Events will NOT accept:

- **Radioactive waste**
- **Ammunition**
- **Explosives**
- **Infectious/medical waste**
- **Compressed gas cylinders**
- **Business/commercial waste**

For more information about the date and location of Household Hazardous Waste Collection Events and certified used motor oil recycling centers, please contact:

1-888-CLEAN-LA
www.888CleanLA.com

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County of Los Angeles
Department of Public Works
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Los Angeles County

YOUR HOUSEHOLD HAZARDOUS WASTE GUIDE

How to reduce HHW

One way to reduce the generation of **household hazardous waste** and prevent potential pollution is to find nonhazardous or less hazardous alternative products. This will help protect the health of your family, neighbors and the environment.

What You Can Do to Reduce Household Hazardous Waste

As you make your choices about the use of hazardous and nonhazardous products, remember that the decisions you make affect the way manufacturers design products.

- Use products containing hazardous materials and fertilizers sparingly or use a nonhazardous alternative.
- Before purchasing a product, read the label carefully to make sure it will do what you want it to do. Once you buy something you are also legally responsible for disposing of it properly.
- Buy just what you need to do the job. Use it up. Give leftovers to a friend, neighbor, business or charity that can use them up. Excess pesticide might be offered to a greenhouse or garden center.
- Select water-based products over solvent-based products when available (e.g., paint, glue, shoe polish).
- Avoid aerosol sprays. Choose the pump spray or other alternatives.
- Be smart when you apply pesticides or fertilizers. Do not apply before a rain. Not only will you lose most of the pesticides or fertilizer through runoff, but you also will be harming the environment. Do not overwater after application. Read the label. Do not apply more than is recommended.
- Have a professional change your motor oil. For a few dollars more,

The most common household products involved in poisonings are: prescription and non-prescription drugs, cleaning agents, plants and cosmetics.

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you not only save yourself time and energy, but it's more likely that the used motor oil collected is recycled.

- Dispose of household hazardous waste according to the directions on the container, or at a Household Hazardous Waste Collection Event, a used motor oil recycling center, auto parts store or service station. Call 1-888-CLEAN-LA or check the Internet at www.888CleanLA.com for the location of an event or facility near you.
- Ask for re-refined motor oil for your vehicle. Re-refined oil is oil that has been recycled and then reprocessed so it is as good or better than virgin oil. By using re-refined motor oil, you are closing the loop and saving natural resources.

Consumer Choices

We can easily reduce the amount and toxicity of waste in and around our homes, and at the same time save money.

- Careful planning can help avoid the need for many potentially toxic products; and
- Careful shopping will allow us to find products that can be recycled, reused or be disposed of safely.

Many sources of household hazardous waste can be replaced with other products that are safer, cheaper and equally effective.

Careful planning and shopping lend themselves to source reduction – meaning reducing the amount of hazardous materials entering the household as well as reducing the toxicity of the waste generated.We can do this by shopping thoughtfully, reading labels and looking for non-hazardous or less hazardous products.

For information on alternative products or more information about the date and location of Household Hazardous Waste Collection Events and certified used motor oil recycling centers, please contact:

1-888-CLEAN-LA
www.888CleanLA.com

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County of Los Angeles
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YOUR HOUSEHOLD HAZARDOUS WASTE GUIDE

What are alternative products?

Alternative Cleaning Products

Try these easy alternatives to minimize household hazardous products. Most of these products are very common and are found in most household cabinets:

Kitchen

Spray Disinfectant Cleaner

½ cup borax

1 gallon hot water

Dissolve borax in hot water. Wipe down areas to be disinfected.

Abrasive Cleaner for Counter Tops

Sprinkle baking soda or borax, add juice of 1⁄2 lemon and scrub.

Drain Cleaner/Opener

1⁄4 cup vinegar

1⁄4 cup baking soda

Mix ingredients and pour mixture down drain. Let stand for a few minutes and rinse with boiling water.

Oven Cleaner

Mix equal parts of castille soap, borax and water. Let mixture set for 20 minutes and scrub with mixture of baking soda and salt

Window Wash

Juice from one fresh lemon

2 cups water or club soda

1 teaspoon cornstarch

Mix all ingredients and pour into plastic spray bottle. Shake well.

Bathroom

Bathtub/Sink Stains

Scrub with paste made from cream of tartar and hydrogen peroxide.

Soap Film on Fiberglass Surface

Apply baking soda with damp cloth, rub and rinse off residue well.

Soap Film/Mildew on Shower Curtains

Pour full-strength vinegar on the shower curtain to remove soap film and mildew.

Shower-Door Track Cleaning

Pour full-strength vinegar into the track, let soak for a few minutes, rinse.

Toilet Lime Deposit Removal

Pour full strength white vinegar in the bowl, let sit for several hours. Scrub with sturdy brush.

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Other recipes

Spot Remover

Club Soda

Pour on fresh spots and stains to remove wine and foods from clothing, carpets and liners.

Water Spot Furniture Polish

Toothpaste (not gel)

Baking Soda

Pecan

Apply equal parts of toothpaste and baking soda with soft, damp cloth. Rinse out the cloth and wipe off any residue. When the finish is smooth, buff with a clean soft cloth. Restore color and shine by rubbing the spot with the meat of a half pecan, then buff.

Dark Wood Furniture Polish

1 tsp. lemon oil

Juice of one lemon

1 tsp. brandy or whisky

1 tsp. water

Mix and apply with soft cloth. Must be made fresh each time.

Unscented Wood Polish

3 parts olive oil

1 part vinegar

Mix and apply with soft cloth.

Pet Stains

Soak stained area in warm soapy water. Sponge with equal parts of water and white vinegar. Blot dry.

Pest Repellent

Dog House Flea Repellent

Wash dog house with salt water. Scatter fresh pine needles or cedar shavings under your pet's sleeping pad. Keep bedding clean.

Insecticide

Mix dishwashing liquid and water and spray on infected area.

Ant Repellant

Option 1:

Sprinkle cucumber peelings near ant infestations.

Option 2:

Sprinkle red chili powder, cream of tartar powder, salt or sage near ant infestations.

Visit www.888CleanLA.com for more alternative product recipes.

For information about how to dispose of household hazardous waste please contact:

1-888-CLEAN-LA
www.888CleanLA.com

PROJECT Pollution PREVENTION

County of Los Angeles
Department of Public Works
and the Sanitation Districts of
Los Angeles County

Upon 72 hours notice, the Department can provide program information and publications in alternate formats or make other accommodations for people with disabilities. To request accommodations ONLY, or for more ADA information, please contact our departmental ADA Coordinator at (626) 458-4081 or TDD (626) 282-7829, Monday through Thursday, from 7:00 a.m. to 5:30 p.m.

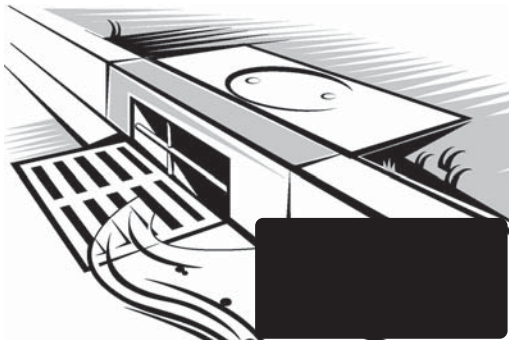
Storm Drains are for Rain...



More than 390,000 times each month, lawns and gardens throughout LA County are overwatered. This can cause fertilizers and pesticides on grass and plants to flow into storm drains and to the ocean, untreated — harming the environment.

Please use fertilizers and pesticides wisely, not before a rain, and water carefully.

...not fertilizer.



1(888)CLEAN LA
www.888CleanLA.com

Fertilizing Tips:

Fertilizers contain toxic chemicals that are harmful to people and the environment. You can keep your lawn and garden green and, at the same time, solve the pollution problem by taking these easy steps.

- Do not over-fertilize and do not fertilize near ditches, gutters or storm drains.
- Follow the directions on the label carefully.
- Do not overwater after fertilizing. Overflow water and your fertilizer will run into the street, down the storm drain and into the ocean.
- Do not fertilize before a rain.
- Store fertilizers and chemicals in a covered area and in sealed containers to prevent runoff.
- Do not blow, sweep, hose or rake leaves or other yard trimmings into the street, gutter or storm drain.



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Storm Drains are for Rain...

More than 80,000 dog owners walk their dogs each month and repeatedly leave disease-causing animal waste laying on the ground. Dog waste washes from the ground and streets into storm drains, and flows straight to the ocean — untreated.

Remember to bring a bag and clean up after your dog.

...they're not pooper scoopers.



1(888)CLEAN LA
www.888CleanLA.com

Dog Owner Tips:

Dog owners can help solve the stormwater pollution problem by taking these easy steps...

- Clean up after your dog every single time.
- Take advantage of the complimentary waste bags offered in dispensers at local parks.
- Ensure you always have extra bags in your car so you are prepared when you travel with your dog.
- Carry extra bags when walking your dog and make them available to other pet owners who are without.
- Teach children how to properly clean up after a pet. Encourage them to throw the used bags in the nearest trash receptacle if they are away from home.
- Put a friendly message on the bulletin board at the local dog park to remind pet owners to clean up after their dogs.
- Tell friends and neighbors about the ill effects of animal waste on the environment. Encourage them to clean up after pets as well.

Printed on recycled paper

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Appendix G: BMP Maintenance, Inspection, and Repair Log and Checklist

MAINTENANCE, INSPECTION, AND REPAIR LOG

Site: _____ Page: _____ of _____

Date:	Inspector:	Followup:
Date:	Inspector:	Followup:
Date:	Inspector:	Followup:
Date:	Inspector:	Followup:
Date:	Inspector:	Followup:
Date:	Inspector:	Followup:
Date:	Inspector:	Followup:
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Date:	Inspector:	Followup:

PLEASE MAKE COPIES OF ORIGINALS

MAINTENANCE, INSPECTION, AND REPAIR LOG

Site: _____ Page: 1 of 3

SD-12 – Efficient Irrigation

No. Onsite: ____ No. Inspected: ____ No. Requiring Action: ____

____ Timing of irrigation is proper for efficient irrigation
____ Sprinkler heads are oriented properly to avoid overspray on pavement
____ Proper amount of water is dispersed for the type of landscaping
____ Drip line irrigation systems are still functioning properly
____ Valves and switches are working properly

Corrective Action Required:

Scheduled Completion Date:

SD-10 – Landscape Planning

No. Onsite: ____ No. Inspected: ____ No. Requiring Action: ____

____ Planted areas allow water to enter, but not to leave the area
____ Adequate mulch or gravel is present in the landscape areas

Corrective Action Required:

Scheduled Completion Date:

PLEASE MAKE COPIES OF ORIGINALS

MAINTENANCE, INSPECTION, AND REPAIR LOG

Site: _____ Page: 2 of 3

Infiltration Tank

No. Onsite: ____ No. Inspected: ____ No. Requiring Action: ____

_____ Device is clean and free of all debris
_____ Filter insert is replaced with a new filter
_____ No nuts or bolts are loose
_____

Corrective Action Required:

Scheduled Completion Date:

SE-7 – Street Sweeping & Vacuuming

No. Onsite: ____ No. Inspected: ____ No. Requiring Action: ____

_____ No evidence of sediment or trash accumulation
_____ Contractor scheduled for regular visits (more frequent during rainy season)
_____ Signs posted indicating sweeping schedule

Corrective Action Required:

Scheduled Completion Date:

PLEASE MAKE COPIES OF ORIGINALS

MAINTENANCE, INSPECTION, AND REPAIR LOG

Site: _____ Page: 3 of 3

SD-13 – Storm Drain Signage

No. Onsite: ____ No. Inspected: ____ No. Requiring Action: ____

____ Signs are in good condition and have not faded or broken

Corrective Action Required:

Scheduled Completion Date:

Catch Basin Insert

No. Onsite: ____ No. Inspected: ____ No. Requiring Action: ____

____ Signs are in good condition and have not faded or broken

Corrective Action Required:

Scheduled Completion Date:

PLEASE MAKE COPIES OF ORIGINALS

Appendix H: O&M

Attachment I

Operations and Maintenance (O&M) Plan

Low Impact Development
For
137 San Bernardino Road
141 W Geneva Place
Covina, CA 91723

Bently Real Estate, LLC
100 N. Barranca Suite 900
West Covina, CA 91791
Contact: Tarif Alhassen
Tel: (626) 616-3605

October 2017

Exhibit A, Operations and Maintenance Plan

BMP Applicable? Yes/ No	BMP Name and BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Person or Entity with Operation and Maintenance Responsibility
Non-Structural Source Control BMPs			
Yes	**Education for Property Owners, Tenants, and Occupants** This will be addressed through educational materials. All included materials provide ways of mitigating stormwater pollution in everyday activities associated with residents as well as employees of the property management company and their sub-contractors. Practical informational materials are provided to residents, occupants, or tenants to increase the public's understanding of stormwater quality, sources of pollutants, and what they can do to reduce pollutants in stormwater.	The distribution of these materials will be the responsibility of the Homeowner's Association (HOA) at the time of the leasing signing or home purchase per property owner, tenant or occupant.	HOA
Yes	**Activity Restriction (CC&Rs)** Covenant, Conditions & Restrictions for the development are to be established within the appropriate documents which prohibit activities that can result in discharges of pollutants.	The distribution of these materials will be the responsibility of the HOA at the time of the leasing signing or home purchase per property owner, tenant or occupant.	HOA
Yes	**Common Area Landscaped Management** Specific practices are followed and ongoing maintenance is conducted to minimize erosion and over-irrigation, conserve water, and reduce pesticide and fertilizer applications.	Landscape maintenance should be practiced at least once per week or to the desire of the HOA. Overall landscape care should be inspected monthly.	The HOA will maintain or hire professionals to manage the upkeep of the project's landscaped areas.
Yes	**BMP Maintenance** In order to ensure adequate and comprehensive BMP implementation, all responsible parties are identified for implementing all non-structural and structural BMPs, cleaning, inspection, and other maintenance activities are specified including responsible parties for conducting such activities.	2 Inspections/ Cleanings per year per manufacturer's specifications starting on or near October 1st (before the rainy season)	HOA (During the first year, a contract between the HOA and manufacturer will be established for inspections. Afterwards, the BMP can be inspected by a HOA chosen maintenance supplier)
Yes	**Title 22 CCR Compliance** Hazardous waste is managed properly through compliance with applicable Title 22 regulations. Hazardous materials or wastes will be generated, handled, transported, or disposed of in association with the project,	The distribution of these materials will be the responsibility of the HOA at the time of the leasing signing	HOA

	measures are taken to comply with applicable local, state, and federal regulation to avoid harm to humans and the environment.	or home purchase per property owner, tenant or occupant or at the initial hiring on an employee.	
Yes	**Common Area Litter Control** The proposed project will have various trash receptacles located near the common areas. Trash management and litter control procedures are specified within this report, including responsible parties, and implemented to reduce pollution of drainage water.	It will be the responsibility of the HOA to empty and maintain the upkeep of these areas on a weekly basis.	HOA
Yes	**Employee/ Tenant Training** Practical informational materials and/or training are provided to employees at the initial time of hiring by the HOA to increase their understanding of stormwater quality, sources of pollutants, and their responsibility for reducing pollutants in stormwater.	The distribution of these materials will be the responsibility of the HOA at the initial hiring of the employee/ tenant.	HOA
No	**N13. Housekeeping of Loading Docks**		
Yes	**Common Area Catch Basin Inspection** In order to ensure adequate and comprehensive BMP implementation, all responsible parties are identified for implementing all non-structural and structural BMPs, cleaning, inspection, and other maintenance activities are specified including responsible parties for conducting such activities.	Common inspection should occur weekly or prior to any significant storm events by method of clearing any trash/ debris from the catch basin.	HOA
Yes	**Street Sweeping Private Streets and Parking Lots** Regular sweeping is conducted to reduce pollution of drainage water.	City's Street Sweeping Services or approved Private Company on a weekly basis	HOA
No	**Retail Gasoline Outlets**		
Structural Source Control BMPs			
Yes	**Provide Storm Drain System Stenciling and Signage** Catch Basin Stenciling and Signage will be placed on all on-site catch basins to the satisfaction of the City Engineer.	Stenciling and Signage should be implemented prior to construction completion by the Contractor. Any defacement of the signage should be addressed immediately by the HOA.	HOA
No	**Design and Construct Outdoor Material Storage Areas to Reduce Pollutant Introduction**		

No	**Design and Construct Trash and Waste Storage Areas to Reduce Pollutant Introduction**		
Yes	**Use Efficient Irrigation Systems and Landscape Design** Site efficient irrigation and landscaping has been implemented by the project's landscape architect to the satisfaction of the City Engineer and Planning Department.	Efficient irrigation and landscaping should be implemented prior to construction completion by the Contractor. The HOA will be responsible for the upkeep. Irrigation piping, timers, and landscaped areas should be inspected at least 4 times per year by the HOA or a professional landscaper.	The HOA will maintain or hire professionals to manage the upkeep of the project's landscaped
No	**Protect Slopes and Channels and Provide Energy Dissipation**		
No	**Loading Docks**		
No	**Maintenance Bays**		
No	**Vehicle Wash Areas**		
No	**Outdoor Processing Areas**		
No	**Equipment Wash Areas**		
No	**Fueling Areas**		
Yes	**Trash Storage Areas**	It will be the responsibility of the HOA to empty and maintain the upkeep of these areas on a weekly basis.	HOA
No	**Hillside Landscaping**		
No	**Wash Water Controls for Food Preparation Areas**		
Treatment Control BMPs			
Yes	**Treatment Control BMP #1 – Katchall Kleerstream 120 Media Chamber (or approved equal)**	Pasadena Lots 70, LLC as the owner will be responsible to hire or contract a maintenance supplier conduct visual inspections, maintain, inspect, and repair as necessary and inform appointed HOA of necessary maintenance requirements.	Katchall Kleerstream system maintenance will conform to manufacturer's specifications. Refer to attached installation, operation and maintenance manual. Inspections shall be schedule 2 times per year or as recommended by the maintenance supplier.

			All maintenance shall be performed by the maintenance supplier only.
Yes	**Treatment Control BMP #10 – Brentwood Infiltration Chamber**	Maintenance shall be conducted 2 times each year or at the advisement of the manufacturer.	HOA
Yes	**Treatment Control BMP #52 - Catch Basin Inserts**	Maintenance shall be conducted by the HOA. This includes removal of trash, plants or other obstructing objects.	HOA

Required Permits

This section must list any permits required for the implementation, operation, and maintenance of the BMPs. Possible examples are:

- No required permits are needed for the implementation, operation, and maintenance of the previously listed BMPs.

Forms to Record the BMP Implementation, Maintenance, and Inspection

The form that will be used to record the implementation, maintenance, and inspection of the BMPs is attached.

Recordkeeping

All records must be maintained for at least five (5) years and must be made available for review upon request.

Manufacturer's Maintenance Specifications

Katchall Kleerstream Suggested Annual Maintenance Procedures

In Line Systems

- Dry Season (June-September) – Vaults should be visually inspected not less than once (1) to determine if any obstructions (trash net area) have occurred and debris removed, if needed
- Wet Season (October-May) – Vaults should be visually inspected not less than once every four (4) months to determine if any debris obstructions have occurred and/ or if excessive sediments, oils and grease, have accumulated on the filtration weir walls. Clean and/ or replaced, if needed.

Off Line Systems

- Generally, one visual inspection per year, removing debris/ trash if present and cleaning filtration weir walls should an excessive amount of sediments, oil and grease have accumulated.

Anticipated Life Cycles of Medias

Every installation has unique parameters, without pre-installation water quality tests conducted to determine project specific pollutant effluent levels, it is difficult to accurately forecast the life cycles of a particular application.

The information present hereon was based on historical data compiled over 7 years of water quality sampling and testing on different media applications. Samples were collected from actual field installations. This information was utilized to formulate a guideline.

- **Residential Applications**
  - Filtration Fabrics – 2 years
  - Mixed Media – 3-5 years

RECORD OF BMP IMPLEMENTATION, MAINTENANCE, AND INSPECTION

Today's Date: _____

Name of Person Performing Activity: _____
(Printed)

Signature: _____

BMP Name (As Shown on O&M Plan)	Brief Description of Implementation, Maintenance, and Inspection Activity Performed

Appendix I: Soils Report

Appendix J: Maintenance Covenant for On-Site Best Management Practices Requirements

Appendix G

Noise Modeling Data

Noise Appendix

Field Noise Measurement Data Sheets

DUDEK

FIELD NOISE MEASUREMENT DATA

PROJECT: COVINA HASSEN B1-B2 | PROJECT #: 8817.0006
SITE ID:
SITE ADDRESS: | OBSERVER(S): PETE VITAR
START DATE: 10/2/18 | END DATE: 10/2/18
START TIME: | END TIME:

METEOROLOGICAL CONDITIONS

TEMP: 76 F | HUMIDITY: 51 % R.H. | WIND: (CALM) LIGHT MODERATE
WINDSPD: MPH | DIR. N NE E SE S SW W NW | VARIABLE STEADY GUSTY
SKY: SUNNY CLEAR OVRCAST (PRTLY CLDY) FOG RAIN

ACOUSTIC MEASUREMENTS

MEAS. INSTRUMENT: PICCOLO SCM-P3 | TYPE 1 (2) | SERIAL #: 140317004
CALIBRATOR: BSWA CA 114 | SERIAL #: 480151
CALIBRATION CHECK | PRE-TEST: dBA SPL | POST-TEST: dBA SPL | WINDSCRN: YES

SETTINGS: A-WTD (SLOW) FAST FRONTAL RANDOM ANSI OTHER:

REC. #	BEGIN	END	Leq	Lmax	Lmin	L90	L50	L10	OTHER (SPECIFY METRIC
M6 S0-S1	10:24	10:39	70.0	80.6	58.2				

COMMENTS: READING TAKEN AT 137 W. SAN BERNARDINO ROAD (CLOSED AUTO DEALERSHIP LOT). PRIMARY NOISE SOURCE IS TRAFFIC ON W. SAN BERNARDINO ROAD; SECONDARY IS CONSTRUCTION VEHICLES DRIVING AND IDLING ON CONSTRUCTION SITE ACCROSS STREET

SOURCE INFO AND TRAFFIC COUNTS

PRIMARY NOISE SOURCE: (TRAFFIC) AIRCRAFT RAIL INDUSTRIAL OTHER:
ROADWAY TYPE: ASPHALT | DIST. TO RDWY C/L OR (EOP): 40'
TRAFFIC COUNT DURATION: 15 MIN | SPEED ___ MIN | SPEED

COUNT 1 (OR RDWY 1)	DIRECTION	NB/EB	SB/WB	NB/EB	SB/WB
	AUTOS	167			
	MED TRKS	6			
	HVY TRKS	4			
	BUSES	0			
	MOTRCLS	0			

IF COUNTING BOTH DIRECTIONS AS ONE, CHECK HERE ✓

COUNT 2 (OR RDWY 2)	NB/EB	SB/WB	NB/EB	SB/WB

SPEEDS ESTIMATED BY: RADAR / DRIVING THE PACE
POSTED SPEED LIMIT SIGNS SAY: 30 MPH

OTHER NOISE SOURCES (BACKGROUND): DIST. AIRCRAFT RUSTLING LEAVES DIST. BARKING DOGS BIRDS DIST. INDUSTRIAL
DIST. KIDS PLAYING DIST. CONVRSTNS / YELLING DIST. TRAFFIC (LIST RDWYS BELOW) DISTD GARDENERS/LANDSCAPING NOISE
OTHER:

DESCRIPTION / SKETCH

TERRAIN: (HARD) SOFT MIXED FLAT OTHER:
PHOTOS: 2298; 2299; 2300; 2301; 2302; 2303; 2304; 2305
OTHER COMMENTS / SKETCH



DUDEK

FIELD NOISE MEASUREMENT DATA

PROJECT: COVINA HASSEN B1-B2 | PROJECT #: 8817.0006
SITE ID:
SITE ADDRESS: | OBSERVER(S): PETE VITAR
START DATE: 10/2/18 | END DATE: 10/2/18
START TIME: | END TIME:

METEOROLOGICAL CONDITIONS

TEMP: 76 F | HUMIDITY: 51 % R.H. | WIND: (CALM) LIGHT MODERATE
WINDSPD: MPH | DIR. N NE S SE S SW W NW | VARIABLE STEADY GUSTY
SKY: SUNNY CLEAR OVRCAST (PRTLY CLDY) FOG RAIN

ACOUSTIC MEASUREMENTS

MEAS. INSTRUMENT: PICCOLO SCM-P3 | TYPE 1 (2) | SERIAL # 14037004
CALIBRATOR: BSWA CA 114 | SERIAL # 480151
CALIBRATION CHECK | PRE-TEST: dBA SPL | POST-TEST: dBA SPL | WINDSCRN: YES

SETTINGS: A-WTD (SLOW) FAST FRONTAL RANDOM ANSI OTHER:

REC. #	BEGIN	END	Leq	Lmax	Lmin	L90	L50	L10	OTHER (SPECIFY METRIC
M7 S2-S3	10:45	11:00	66.5	85.8	51.5				

COMMENTS

READING TAKEN AT 137 W. SAN BERNARDINO ROAD (CLOSE TO DEALERSHIP LOT). PRIMARY NOISE SOURCE IS TRAFFIC ON CITRUS AVE. SECONDARY IS TRAFFIC ON W. SAN BERNARDINO RD & CONSTRUCTION VEHICLES IDLING ON CONSTRUCTION SITE ACROSS W. SAN BERNARDINO AVE

SOURCE INFO AND TRAFFIC COUNTS

PRIMARY NOISE SOURCE: (TRAFFIC) AIRCRAFT RAIL INDUSTRIAL OTHER:
ROADWAY TYPE: ASPHALT | DIST. TO RDWY C/L OR (EOP): 40' FROM CITRUS AVE 40' FROM W. SAN BERN. RD
TRAFFIC COUNT DURATION: 15 MIN

	DIRECTION	COUNT 1 (OR RDWY 1) NB/EB	SB/WB	SPEED NB/EB	SB/WB	COUNT 2 (OR RDWY 2) NB/EB	SB/WB	SPEED NB/EB	SB/WB
	AUTOS	179							
	MED TRKS	3							
	HVY TRKS	0							
	BUSES	0							
	MOTRCLS	0							

IF COUNTING BOTH DIRECTIONS AS ONE, CHECK HERE ✓

SPEEDS ESTIMATED BY: RADAR / DRIVING THE PACE
POSTED SPEED LIMIT SIGNS SAY: 25 MPH SOUTH OF W SAN BERNARDINO ROAD

OTHER NOISE SOURCES (BACKGROUND): DIST. AIRCRAFT RUSTLING LEAVES DIST. BARKING DOGS BIRDS DIST. INDUSTRIAL
DIST. KIDS PLAYING DIST. CONVRSTNS / YELLING DIST. TRAFFIC (LIST RDWYS BELOW) DISTD GARDENERS/LANDSCAPING NOISE
OTHER:

DESCRIPTION / SKETCH

TERRAIN: (HARD) SOFT MIXED FLAT OTHER:
PHOTOS: 2306; 2307; 2308; 2309; 2310; 2311
OTHER COMMENTS / SKETCH



DUDEK

FIELD NOISE MEASUREMENT DATA

PROJECT: COVINA HASSEN B1-B2 | PROJECT #: 8817.0006
SITE ID:
SITE ADDRESS: | OBSERVER(S): PETE VITAR
START DATE: 10/2/18 | END DATE: 10/2/18
START TIME: | END TIME:

METEOROLOGICAL CONDITIONS

TEMP: 76 F | HUMIDITY: 51 % R.H. | WIND: (CALM) LIGHT MODERATE
WINDSPD: MPH | DIR. N NE S SE S SW W NW | VARIABLE STEADY GUSTY
SKY: SUNNY CLEAR OVRCAST (PRTLY CLDY) FOG RAIN

ACOUSTIC MEASUREMENTS

MEAS. INSTRUMENT: PICCOLO SCM-P3 | TYPE 1 (2) | SERIAL #: 14037004
CALIBRATOR: BSWA CA 114 | SERIAL #: 48015?
CALIBRATION CHECK: PRE-TEST dBA SPL | POST-TEST dBA SPL | WINDSCRN: YES

SETTINGS: A-WTD (SLOW) FAST FRONTAL RANDOM ANSI OTHER:

REC. #	BEGIN	END	Leq	Lmax	Lmin	L90	L50	L10	OTHER (SPECIFY METRIC
M8 54-55	11:06	11:21	62.7	81.6	53.2				

COMMENTS: READING TAKEN ON THIRD AVE, AT EACH CORNER OF PROJECT AT 209 W. ZINFANDEL DR (RESIDENTIAL); NOISE SOURCE IS LIGHT TRAFFIC ON THIRD AVE & TRAFFIC ON NEARBY W. SAN BERNARDINO ROAD, ALSO CONSTRUCTION VEHICLES ON SITE ACROSS W. SAN BERNARDINO RD.

SOURCE INFO AND TRAFFIC COUNTS

PRIMARY NOISE SOURCE: (TRAFFIC) AIRCRAFT RAIL INDUSTRIAL OTHER:
ROADWAY TYPE: ASPHALT | DIST. TO RDWY C/L OR (EOP): 10' (ON THIRD AVE)
TRAFFIC COUNT DURATION: 15 MIN | ___ MIN

COUNT 1 (OR RDWY 1)	DIRECTION	NB/EB	SB/WB	NB/EB SPEED	SB/WB SPEED
	AUTOS	11			
	MED TRKS	0			
	HVY TRKS	0			
	BUSES	0			
	MOTRCLS	0			

IF COUNTING BOTH DIRECTIONS AS ONE, CHECK HERE ✓

COUNT 2 (OR RDWY 2)	NB/EB	SB/WB	NB/EB SPEED	SB/WB SPEED

SPEEDS ESTIMATED BY: RADAR / DRIVING THE PACE
POSTED SPEED LIMIT SIGNS SAY:

OTHER NOISE SOURCES (BACKGROUND): DIST. AIRCRAFT RUSTLING LEAVES DIST. BARKING DOGS BIRDS DIST. INDUSTRIAL
DIST. KIDS PLAYING DIST. CONVRSTNS / YELLING DIST. TRAFFIC (LIST RDWYS BELOW) DISTD GARDENERS/LANDSCAPING NOISE
OTHER:

DESCRIPTION / SKETCH

TERRAIN (HARD) SOFT MIXED FLAT OTHER:
PHOTOS: 2312; 2313; 2314; 2315; 2316; 2317; 2318
OTHER COMMENTS / SKETCH



Construction Noise Model Input / Output

Report date: 12/3/2018
Case Description: Hassen_Architectural Coating

---- Receptor #1 ----

Description	Land Use	Baselines (dBA) Daytime	Evening	Night
Nearest Receiver 60'	Residential	65	60	55

Description	Impact Device	Usage(%)	Equipment Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Compressor (air)	No	40		77.7	60	0

Results

	Calculated (dBA)		Noise Limits (dBA)				
			Day		Evening		Night
Equipment	*Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax
Compressor (air)	76.1	72.1	N/A	N/A	N/A	N/A	N/A
Total	76.1	72.1	N/A	N/A	N/A	N/A	N/A

*Calculated Lmax is the Loudest value.

---- Receptor #2 ----

Description	Land Use	Baselines (dBA) Daytime	Evening	Night
Typical Receiver 200'	Residential	65	60	55

Description	Impact Device	Usage(%)	Equipment Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Compressor (air)	No	40		77.7	200	0

Results

	Calculated (dBA)		Noise Limits (dBA)				
			Day		Evening		Night
Equipment	*Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax
Compressor (air)	65.6	61.6	N/A	N/A	N/A	N/A	N/A
Total	65.6	61.6	N/A	N/A	N/A	N/A	N/A

*Calculated Lmax is the Loudest value.

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 12/3/2018

Case Description: Hassen_Building Construction

---- Receptor #1 ----

		Baselines (dBA)		
Description	Land Use	Daytime	Evening	Night
Nearest Receiver 60'	Residential	65	60	55

Description	Impact Device	Usage(%)	Equipment Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Crane	No	16		80.6	60	0
Man Lift	No	20		74.7	60	0
Generator	No	50		80.6	60	0
Tractor	No	40	84		80	0
Welder / Torch	No	40		74	80	0
Welder / Torch	No	40		74	80	0
Welder / Torch	No	40		74	100	0

		Calculated (dBA)		Results Noise Limits (dBA)				
				Day		Evening		Night
Equipment		*Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax
Crane		79	71	N/A	N/A	N/A	N/A	N/A
Man Lift		73.1	66.1	N/A	N/A	N/A	N/A	N/A
Generator		79	76	N/A	N/A	N/A	N/A	N/A
Tractor		79.9	75.9	N/A	N/A	N/A	N/A	N/A
Welder / Torch		69.9	65.9	N/A	N/A	N/A	N/A	N/A
Welder / Torch		69.9	65.9	N/A	N/A	N/A	N/A	N/A
Welder / Torch		68	64	N/A	N/A	N/A	N/A	N/A
	Total	79.9	80.3	N/A	N/A	N/A	N/A	N/A

*Calculated Lmax is the Loudest value.

---- Receptor #2 ----

		Baselines (dBA)		
Description	Land Use	Daytime	Evening	Night
Typical Receiver 200'	Residential	65	60	55

Description	Impact Device	Usage(%)	Equipment Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Crane	No	16		80.6	200	0
Man Lift	No	20		74.7	200	0
Generator	No	50		80.6	200	0
Tractor	No	40	84		200	0
Welder / Torch	No	40		74	200	0

Welder / Torch	No	40	74	200	0	
Welder / Torch	No	40	74	200	0	

			Results				
	Calculated (dBA)		Noise Limits (dBA)				
			Day		Evening		Night
Equipment	*Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax
Crane	68.5	60.6	N/A	N/A	N/A	N/A	N/A
Man Lift	62.7	55.7	N/A	N/A	N/A	N/A	N/A
Generator	68.6	65.6	N/A	N/A	N/A	N/A	N/A
Tractor	72	68	N/A	N/A	N/A	N/A	N/A
Welder / Torch	62	58	N/A	N/A	N/A	N/A	N/A
Welder / Torch	62	58	N/A	N/A	N/A	N/A	N/A
Welder / Torch	62	58	N/A	N/A	N/A	N/A	N/A
Total	72	71.2	N/A	N/A	N/A	N/A	N/A

*Calculated Lmax is the Loudest value.

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 12/3/2018
Case Description: Hassen_Grading

				---- Receptor #1 ----			
		Baselines (dBA)					
Description	Land Use	Daytime	Evening	Night			
Nearest Receiver 60'	Residential	65	60	55			

			Equipment			
			Spec	Actual	Receptor	Estimated
	Impact		Lmax	Lmax	Distance	Shielding
Description	Device	Usage(%)	(dBA)	(dBA)	(feet)	(dBA)
Grader	No	40	85		60	0
Dozer	No	40		81.7	60	0
Tractor	No	40	84		60	0

			Results				
	Calculated (dBA)		Noise Limits (dBA)				
			Day		Evening		Night
Equipment	*Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax
Grader	83.4	79.4	N/A	N/A	N/A	N/A	N/A
Dozer	80.1	76.1	N/A	N/A	N/A	N/A	N/A
Tractor	82.4	78.4	N/A	N/A	N/A	N/A	N/A
Total	83.4	83	N/A	N/A	N/A	N/A	N/A

*Calculated Lmax is the Loudest value.

				---- Receptor #2 ----			
		Baselines (dBA)					

Description	Land Use	Daytime	Evening	Night
Typical Receiver 200'	Residential	65	60	55

Description	Impact Device	Usage(%)	Equipment Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Grader	No	40	85		200	0
Dozer	No	40		81.7	200	0
Tractor	No	40	84		200	0

		Results						
		Calculated (dBA)		Noise Limits (dBA)				
				Day		Evening		Night
Equipment		*Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax
Grader		73	69	N/A	N/A	N/A	N/A	N/A
Dozer		69.6	65.6	N/A	N/A	N/A	N/A	N/A
Tractor		72	68	N/A	N/A	N/A	N/A	N/A
	Total	73	72.5	N/A	N/A	N/A	N/A	N/A

*Calculated Lmax is the Loudest value.

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 12/3/2018
Case Description: Hassen_Paving (Slab Work)

---- Receptor #1 ----

		Baselines (dBA)		
Description	Land Use	Daytime	Evening	Night
Nearest Receiver 60'	Residential	65	60	55

Description	Impact Device	Usage(%)	Equipment Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Concrete Mixer Truck	No	40		78.8	60	0
Paver	No	50		77.2	60	0
All Other Equipment > 5 HP	No	50	85		60	0
Roller	No	20		80	80	0
Tractor	No	40	84		80	0

		Results						
		Calculated (dBA)		Noise Limits (dBA)				
				Day		Evening		Night
Equipment		*Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax
Concrete Mixer Truck		77.2	73.2	N/A	N/A	N/A	N/A	N/A
Paver		75.6	72.6	N/A	N/A	N/A	N/A	N/A

All Other Equipment > 5 HP		83.4	80.4	N/A	N/A	N/A	N/A	N/A
Roller		75.9	68.9	N/A	N/A	N/A	N/A	N/A
Tractor		79.9	75.9	N/A	N/A	N/A	N/A	N/A
	Total	83.4	82.9	N/A	N/A	N/A	N/A	N/A

*Calculated Lmax is the Loudest value.

---- Receptor #2 ----

		Baselines (dBA)		
Description	Land Use	Daytime	Evening	Night
Typical Receiver 200'	Residential	65	60	55

Description	Impact Device	Usage(%)	Equipment Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Concrete Mixer Truck	No	40		78.8	200	0
Paver	No	50		77.2	200	0
All Other Equipment > 5 HP	No	50	85		200	0
Roller	No	20		80	200	0
Tractor	No	40	84		200	0

	Calculated (dBA)		Results Noise Limits (dBA)				
			Day		Evening		Night
Equipment	*Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax
Concrete Mixer Truck	66.8	62.8	N/A	N/A	N/A	N/A	N/A
Paver	65.2	62.2	N/A	N/A	N/A	N/A	N/A
All Other Equipment > 5 HP	73	69.9	N/A	N/A	N/A	N/A	N/A
Roller	68	61	N/A	N/A	N/A	N/A	N/A
Tractor	72	68	N/A	N/A	N/A	N/A	N/A
Total	73	73.2	N/A	N/A	N/A	N/A	N/A

*Calculated Lmax is the Loudest value.

Traffic Noise Model Input / Output

Dudek					**22 May 2019**						
MG					**TNM 2.5**						
INPUT: ROADWAYS							**Average pavement type shall be used unless**				
PROJECT/CONTRACT:	**8817.0002**						**a State highway agency substantiates the use**				
RUN:	**Covina Hassen A (Townhomes) Existing**						**of a different type with the approval of FHWA**				
Roadway		**Points**									
Name	**Width**	**Name**	**No.**	**Coordinates (pavement)**			**Flow Control**			**Segment**	
				X	**Y**	**Z**	**Control Device**	**Speed Constraint**	**Percent Vehicles Affected**	**Pvmt Type**	**On Struct?**
	ft			ft	ft	ft		mph	%		
W San Bernardino Ave w of Hollenbeck	45.0	point1	1	214.8	2,409.7	575.00				Average	
		point3	3	854.3	2,460.0	575.00					
3rd Ave S of San Bernardino Ave	35.0	point27	27	2,844.4	1,276.4	575.00				Average	
		point12	12	2,833.5	2,492.7	575.00				Average	
		point13	13	2,818.3	2,609.3	575.00					
Citrus Ave N of San Bernardino Ave	65.0	point29	29	3,501.6	4,608.6	575.00				Average	
		point16	16	3,490.9	2,663.9	575.00					
2nd Ave S of San Bernardino Ave	65.0	point31	31	4,179.6	1,692.6	575.00				Average	
		point19	19	4,185.1	2,717.9	575.00					
N Barranca Ave S of San Bernardino Av	55.0	point33	33	6,169.5	1,279.2	575.00				Average	
		point22	22	6,169.5	2,888.8	575.00					
Hollenbeck Ave S of San Bernardino Av	55.0	point36	36	844.9	1,325.7	575.00				Average	
		point9	9	855.3	2,459.5	575.00					
Hollenbeck Ave N of San Bernardino Av	55.0	point38	38	855.3	2,460.5	575.00				Average	
		point10	10	860.8	4,321.8	575.00					
Citrus Ave S of San Bernardino Ave	65.0	point42	42	3,491.0	2,661.6	575.00				Average	
		point17	17	3,507.5	265.0	575.00					
2nd Ave N of San Bernardino Ave	70.0	point44	44	4,185.1	2,717.9	575.00				Average	
		point20	20	4,185.1	3,175.4	575.00					
N Barranca Ave N of San Bernardino Av	55.0	point46	46	6,169.5	2,888.8	575.00				Average	
		point23	23	6,158.6	4,557.9	575.00					
W San Bernardino Ave e of Hollenbeck	45.0	point47	47	857.4	2,460.3	575.00				Average	
		point53	53	1,837.2	2,535.2	575.00					
W San Bernardino Ave e of 3rd Ave	45.0	point48	48	2,819.1	2,610.2	575.00				Average	
		point5	5	3,488.9	2,660.9	575.00					

W San Bernardino Ave e of Citrus Ave	45.0	point49	49	3,493.6	2,661.9	575.00				Average	
		point6	6	4,184.1	2,717.3	575.00					
W San Bernardino Ave e of Barranca	45.0	point52	52	6,173.8	2,884.5	575.00				Average	
		point2	2	6,533.7	2,906.9	575.00					
W San Bernardino Ave w of 2nd Ave	45.0	point54	54	1,837.2	2,535.2	575.00				Average	
		point4	4	2,817.0	2,610.2	575.00					
W San Bernardino Ave w of Brrnca	45.0	point50	50	4,186.8	2,717.7	575.00				Average	
		point55	55	4,823.0	2,768.5	575.00				Average	
		point25	25	6,162.9	2,883.4	575.00					
3rd Avenue n of W San Bernardino Ave	12.0	point63	63	2,817.1	2,629.2	0.00				Average	
		point64	64	2,790.0	3,172.2	0.00					

Dudek 22 May 2019
MG TNM 2.5

INPUT: TRAFFIC FOR LAeq1h Percentages
PROJECT/CONTRACT: 8817.0002
RUN: Covina Hassen A (Townhomes) Existing

Roadway Name	Points Name	No.	Segment Total Volume	Autos P	Autos S	MTrucks P	MTrucks S	HTrucks P	HTrucks S	Buses P	Buses S	Motorcycles P	Motorcycles S
			veh/hr	%	mph	%	mph	%	mph	%	mph	%	mph
W San Bernardino Ave w of Hollenbeck	point1	1	1364	97	30	2	30	1	30	0	0	0	0
	point3	3											
3rd Ave S of San Bernardino Ave	point27	27	233	97	25	2	25	1	25	0	0	0	0
	point12	12	233	97	25	2	25	1	25	0	0	0	0
	point13	13											
Citrus Ave N of San Bernardino Ave	point29	29	889	97	35	2	35	1	35	0	0	0	0
	point16	16											
2nd Ave S of San Bernardino Ave	point31	31	669	97	30	2	30	1	30	0	0	0	0
	point19	19											
N Barranca Ave S of San Bernardino Av	point33	33	1540	97	35	2	35	1	35	0	0	0	0
	point22	22											
Hollenbeck Ave S of San Bernardino Av	point36	36	1250	97	35	2	35	1	35	0	0	0	0
	point9	9											
Hollenbeck Ave N of San Bernardino Av	point38	38	1660	97	35	2	35	1	35	0	0	0	0
	point10	10											
Citrus Ave S of San Bernardino Ave	point42	42	821	97	35	2	35	1	35	0	0	0	0
	point17	17											
2nd Ave N of San Bernardino Ave	point44	44	302	97	30	2	30	1	30	0	0	0	0
	point20	20											
N Barranca Ave N of San Bernardino Av	point46	46	1762	97	35	2	35	1	35	0	0	0	0
	point23	23											
W San Bernardino Ave e of Hollenbeck	point47	47	1152	97	30	2	30	1	30	0	0	0	0
	point53	53											

W San Bernardino Ave e of 3rd Ave	point48	48	1164	97	30	2	30	1	30	0	0	0	0
	point5	5											
W San Bernardino Ave e of Citrus Ave	point49	49	1071	97	35	2	35	1	35	0	0	0	0
	point6	6											
W San Bernardino Ave e of Barranca	point52	52	913	97	35	2	35	1	35	0	0	0	0
	point2	2											
W San Bernardino Ave w of 2nd Ave	point54	54	1216	97	30	2	30	1	30	0	0	0	0
	point4	4											
W San Bernardino Ave w of Brrnca	point50	50	1043	97	35	2	35	1	35	0	0	0	0
	point55	55	1043	97	35	2	35	1	35	0	0	0	0
	point25	25											
3rd Avenue n of W San Bernardino Ave	point63	63	79	97	25	2	25	1	25	0	0	0	0
	point64	64											

Dudek
MG

22 May 2019
TNM 2.5

INPUT: RECEIVERS
PROJECT/CONTRACT: 8817.0002
RUN: Covina Hassen A (Townhomes) Existing

Receiver Name	No.	#DUs	Coordinates (ground) X	Y	Z	Height above Ground	Input Sound Levels and Criteria Existing LAeq1h	Impact Criteria LAeq1h	Impact Criteria Sub'l	NR Goal	Active in Calc.
			ft	ft	ft	ft	dBA	dBA	dB	dB	
M1 - Onsite B2	1	1	3,252.5	2,352.6	575.00	5.00	0.00	66	10.0	8.0	Y
M2 - Residential use s of B2	2	1	3,157.0	2,251.9	575.00	5.00	0.00	66	10.0	8.0	Y
M3 - Mixed use e of B1	3	1	3,539.0	2,227.6	575.00	5.00	0.00	66	10.0	8.0	Y
M4 - Civic Center Park	4	1	3,592.6	2,478.1	575.00	5.00	0.00	66	10.0	8.0	Y
M5 - Onsite C	5	1	3,948.7	2,779.8	575.00	5.00	0.00	66	10.0	8.0	Y
M6 - Church se of C	6	1	4,583.0	2,684.1	575.00	5.00	0.00	66	10.0	8.0	Y
M7 - Onsite A	7	1	3,176.4	2,664.1	575.00	5.00	0.00	66	10.0	8.0	Y
M8 - Onsite A	8	1	3,410.0	2,725.0	575.00	5.00	0.00	66	10.0	8.0	Y
M9 - Resi w of N 3rd Ave	9	1	2,783.4	2,778.9	575.00	5.00	0.00	66	10.0	8.0	Y
R1 - Resi w of Hollenbeck	10	1	667.2	2,533.1	575.00	5.00	0.00	66	10.0	8.0	Y
R2 - Resi w of 3rd Ave	11	1	2,323.1	2,661.0	575.00	5.00	0.00	66	10.0	8.0	Y
R3 - Resi on Citrus Ave n of Project	14	1	3,563.9	4,256.9	575.00	5.00	0.00	66	10.0	8.0	Y
R4 - Resi on Barranca Ave ne of Proj	16	1	6,063.0	4,271.2	575.00	5.00	0.00	66	10.0	8.0	Y
R5 - Resi on Citrus Ave s of Project	17	1	3,558.3	760.7	575.00	5.00	0.00	66	10.0	8.0	Y

Dudek
MG

22 May 2019
TNM 2.5
Calculated with TNM 2.5

RESULTS: SOUND LEVELS
PROJECT/CONTRACT: 8817.0002
RUN: Covina Hassen A (Townhomes) Existing
BARRIER DESIGN: INPUT HEIGHTS
ATMOSPHERICS: 68 deg F, 50% RH

Average pavement type shall be used unless a State highway agency substantiates the use of a different type with approval of FHWA.

Receiver Name	No.	#DUs	Existing LAeq1h	No Barrier LAeq1h		Increase over existing		Type Impact	With Barrier Calculated LAeq1h	Noise Reduction		
				Calculated	Crit'n	Calculated	Crit'n Sub'l Inc			Calculated	Goal	Calculated minus Goal
			dBA	dBA	dBA	dB	dB		dBA	dB	dB	dB
M1 - Onsite B2	1	1	0.0	56.9	66	56.9	10	----	56.9	0.0	8	-8.0
M2 - Residential use s of B2	2	1	0.0	53.7	66	53.7	10	----	53.7	0.0	8	-8.0
M3 - Mixed use e of B1	3	1	0.0	64.3	66	64.3	10	----	64.3	0.0	8	-8.0
M4 - Civic Center Park	4	1	0.0	61.9	66	61.9	10	----	61.9	0.0	8	-8.0
M5 - Onsite C	5	1	0.0	62.7	66	62.7	10	----	62.7	0.0	8	-8.0
M6 - Church se of C	6	1	0.0	63.3	66	63.3	10	----	63.3	0.0	8	-8.0
M7 - Onsite A	7	1	0.0	66.8	66	66.8	10	Snd Lvl	66.8	0.0	8	-8.0
M8 - Onsite A	8	1	0.0	64.7	66	64.7	10	----	64.7	0.0	8	-8.0
M9 - Resi w of N 3rd Ave	9	1	0.0	58.4	66	58.4	10	----	58.4	0.0	8	-8.0
R1 - Resi w of Hollenbeck	10	1	0.0	63.3	66	63.3	10	----	63.3	0.0	8	-8.0
R2 - Resi w of 3rd Ave	11	1	0.0	60.9	66	60.9	10	----	60.9	0.0	8	-8.0
R3 - Resi on Citrus Ave n of Project	14	1	0.0	62.6	66	62.6	10	----	62.6	0.0	8	-8.0
R4 - Resi on Barranca Ave ne of Proj	16	1	0.0	63.2	66	63.2	10	----	63.2	0.0	8	-8.0
R5 - Resi on Citrus Ave s of Project	17	1	0.0	63.1	66	63.1	10	----	63.1	0.0	8	-8.0

Dwelling Units	# DUs	Noise Reduction Min	Avg	Max
		dB	dB	dB
All Selected	14	0.0	0.0	0.0
All Impacted	1	0.0	0.0	0.0
All that meet NR Goal	0	0.0	0.0	0.0

Dudek	22 May 2019
MG	TNM 2.5

INPUT: ROADWAYS	Average pavement type shall be used unless
PROJECT/CONTRACT:	8817.0006 a State highway agency substantiates the use
RUN:	Covina Hassen A (Twnhms) Exist w Prj of a different type with the approval of FHWA

Roadway		Points		Coordinates (pavement)			Flow Control			Segment	
Name	Width	Name	No.	X	Y	Z	Control Device	Speed Constraint	Percent Vehicles Affected	Pvmt Type	On Struct?
	ft			ft	ft	ft		mph	%		
W San Bernardino Ave w of Hollenbeck	45.0	point1	1	214.8	2,409.7	575.00				Average	
		point3	3	854.3	2,460.0	575.00					
3rd Ave S of San Bernardino Ave	35.0	point27	27	2,844.4	1,276.4	575.00				Average	
		point12	12	2,833.5	2,492.7	575.00				Average	
		point13	13	2,818.3	2,609.3	575.00					
Citrus Ave N of San Bernardino Ave	65.0	point29	29	3,501.6	4,608.6	575.00				Average	
		point16	16	3,490.9	2,663.9	575.00					
2nd Ave S of San Bernardino Ave	65.0	point31	31	4,179.6	1,692.6	575.00				Average	
		point19	19	4,185.1	2,717.9	575.00					
N Barranca Ave S of San Bernardino Av	55.0	point33	33	6,169.5	1,279.2	575.00				Average	
		point22	22	6,169.5	2,888.8	575.00					
Hollenbeck Ave S of San Bernardino Av	55.0	point36	36	844.9	1,325.7	575.00				Average	
		point9	9	855.3	2,459.5	575.00					
Hollenbeck Ave N of San Bernardino Av	55.0	point38	38	855.3	2,460.5	575.00				Average	
		point10	10	860.8	4,321.8	575.00					
Citrus Ave S of San Bernardino Ave	65.0	point42	42	3,491.0	2,661.6	575.00				Average	
		point17	17	3,507.5	265.0	575.00					
2nd Ave N of San Bernardino Ave	70.0	point44	44	4,185.1	2,717.9	575.00				Average	
		point20	20	4,185.1	3,175.4	575.00					
N Barranca Ave N of San Bernardino Av	55.0	point46	46	6,169.5	2,888.8	575.00				Average	
		point23	23	6,158.6	4,557.9	575.00					
W San Bernardino Ave e of Hollenbeck	45.0	point47	47	857.4	2,460.3	575.00				Average	
		point53	53	1,837.2	2,535.2	575.00					
W San Bernardino Ave e of 3rd Ave	45.0	point48	48	2,819.1	2,610.2	575.00				Average	
		point5	5	3,488.9	2,660.9	575.00					

W San Bernardino Ave e of Citrus Ave	45.0	point49	49	3,493.6	2,661.9	575.00				Average	
		point6	6	4,184.1	2,717.3	575.00					
W San Bernardino Ave e of Barranca	45.0	point52	52	6,173.8	2,884.5	575.00				Average	
		point2	2	6,533.7	2,906.9	575.00					
W San Bernardino Ave w of 2nd Ave	45.0	point54	54	1,837.2	2,535.2	575.00				Average	
		point4	4	2,817.0	2,610.2	575.00					
W San Bernardino Ave w of Brrnca	45.0	point50	50	4,186.8	2,717.7	575.00				Average	
		point55	55	4,823.0	2,768.5	575.00				Average	
		point25	25	6,162.9	2,883.4	575.00					
3rd Avenue n of W San Bernardino Ave	12.0	point63	63	2,817.1	2,629.2	0.00				Average	
		point64	64	2,790.0	3,172.2	0.00					

Dudek 22 May 2019
MG TNM 2.5

INPUT: TRAFFIC FOR LAeq1h Percentages
PROJECT/CONTRACT: 8817.0006
RUN: Covina Hassen A (Twnhms) Exist w Prj

Roadway	Points												
Name	Name	No.	Segment										
			Total	Autos		MTrucks		HTrucks		Buses		Motorcycles	
			Volume	P	S	P	S	P	S	P	S	P	S
			veh/hr	%	mph	%	mph	%	mph	%	mph	%	mph
W San Bernardino Ave w of Hollenbeck	point1	1	1376	97	30	2	30	1	30	0	0	0	0
	point3	3											
3rd Ave S of San Bernardino Ave	point27	27	232	97	25	2	25	1	25	0	0	0	0
	point12	12	232	97	25	2	25	1	25	0	0	0	0
	point13	13											
Citrus Ave N of San Bernardino Ave	point29	29	1015	97	35	2	35	1	35	0	0	0	0
	point16	16											
2nd Ave S of San Bernardino Ave	point31	31	669	97	30	2	30	1	30	0	0	0	0
	point19	19											
N Barranca Ave S of San Bernardino Av	point33	33	1552	97	35	2	35	1	35	0	0	0	0
	point22	22											
Hollenbeck Ave S of San Bernardino Av	point36	36	1259	97	35	2	35	1	35	0	0	0	0
	point9	9											
Hollenbeck Ave N of San Bernardino Av	point38	38	1665	97	35	2	35	1	35	0	0	0	0
	point10	10											
Citrus Ave S of San Bernardino Ave	point42	42	852	97	35	2	35	1	35	0	0	0	0
	point17	17											
2nd Ave N of San Bernardino Ave	point44	44	302	97	30	2	30	1	30	0	0	0	0
	point20	20											
N Barranca Ave N of San Bernardino Av	point46	46	1773	97	35	2	35	1	35	0	0	0	0
	point23	23											
W San Bernardino Ave e of Hollenbeck	point47	47	1178	97	30	2	30	1	30	0	0	0	0
	point53	53											

W San Bernardino Ave e of 3rd Ave	point48	48	1238	97	30	2	30	1	30	0	0	0	0
	point5	5											
W San Bernardino Ave e of Citrus Ave	point49	49	1113	97	35	2	35	1	35	0	0	0	0
	point6	6											
W San Bernardino Ave e of Barranca	point52	52	927	97	35	2	35	1	35	0	0	0	0
	point2	2											
W San Bernardino Ave w of 2nd Ave	point54	54	1255	97	30	2	30	1	30	0	0	0	0
	point4	4											
W San Bernardino Ave w of Brrnca	point50	50	1080	97	35	2	35	1	35	0	0	0	0
	point55	55	1080	97	35	2	35	1	35	0	0	0	0
	point25	25											
3rd Avenue n of W San Bernardino Ave	point63	63	43	97	25	2	25	1	25	0	0	0	0
	point64	64											

Dudek 22 May 2019
MG TNM 2.5

INPUT: RECEIVERS
PROJECT/CONTRACT: 8817.0006
RUN: Covina Hassen A (Twnhms) Exist w Prj

Receiver Name	No.	#DUs	Coordinates (ground) X	Y	Z	Height above Ground	Input Sound Levels and Criteria Existing LAeq1h	Impact Criteria LAeq1h	Impact Criteria Sub'l	NR Goal	Active in Calc.
			ft	ft	ft	ft	dBA	dBA	dB	dB	
M1 - Onsite B2	1	1	3,252.5	2,352.6	575.00	5.00	0.00	66	10.0	8.0	Y
M2 - Residential use s of B2	2	1	3,157.0	2,251.9	575.00	5.00	0.00	66	10.0	8.0	Y
M3 - Mixed use e of B1	3	1	3,539.0	2,227.6	575.00	5.00	0.00	66	10.0	8.0	Y
M4 - Civic Center Park	4	1	3,592.6	2,478.1	575.00	5.00	0.00	66	10.0	8.0	Y
M5 - Onsite C	5	1	3,948.7	2,779.8	575.00	5.00	0.00	66	10.0	8.0	Y
M6 - Church se of C	6	1	4,583.0	2,684.1	575.00	5.00	0.00	66	10.0	8.0	Y
M7 - Onsite A	7	1	3,176.4	2,664.1	575.00	5.00	0.00	66	10.0	8.0	Y
M8 - Onsite A	8	1	3,410.0	2,725.0	575.00	5.00	0.00	66	10.0	8.0	Y
M9 - Resi w of N 3rd Ave	9	1	2,783.4	2,778.9	575.00	5.00	0.00	66	10.0	8.0	Y
R1 - Resi w of Hollenbeck	10	1	667.2	2,533.1	575.00	5.00	0.00	66	10.0	8.0	Y
R2 - Resi w of 3rd Ave	11	1	2,323.1	2,661.0	575.00	5.00	0.00	66	10.0	8.0	Y
R3 - Resi on Citrus Ave n of Project	14	1	3,563.9	4,256.9	575.00	5.00	0.00	66	10.0	8.0	Y
R4 - Resi on Barranca Ave ne of Proj	16	1	6,063.0	4,271.2	575.00	5.00	0.00	66	10.0	8.0	Y
R5 - Resi on Citrus Ave s of Project	17	1	3,558.3	760.7	575.00	5.00	0.00	66	10.0	8.0	Y

Dudek
MG

22 May 2019
TNM 2.5
Calculated with TNM 2.5

RESULTS: SOUND LEVELS
PROJECT/CONTRACT: 8817.0006
RUN: Covina Hassen A (Twnhms) Exist w Prj
BARRIER DESIGN: INPUT HEIGHTS
ATMOSPHERICS: 68 deg F, 50% RH

Average pavement type shall be used unless a State highway agency substantiates the use of a different type with approval of FHWA.

Receiver Name	No.	#DUs	Existing LAeq1h	No Barrier LAeq1h Calculated	Crit'n	Increase over existing Calculated	Crit'n Sub'l Inc	Type Impact	With Barrier Calculated LAeq1h	Noise Reduction Calculated	Goal	Calculated minus Goal
			dBA	dBA	dBA	dB	dB		dBA	dB	dB	dB
M1 - Onsite B2	1	1	0.0	57.2	66	57.2	10	----	57.2	0.0	8	-8.0
M2 - Residential use s of B2	2	1	0.0	53.9	66	53.9	10	----	53.9	0.0	8	-8.0
M3 - Mixed use e of B1	3	1	0.0	64.5	66	64.5	10	----	64.5	0.0	8	-8.0
M4 - Civic Center Park	4	1	0.0	62.1	66	62.1	10	----	62.1	0.0	8	-8.0
M5 - Onsite C	5	1	0.0	62.8	66	62.8	10	----	62.8	0.0	8	-8.0
M6 - Church se of C	6	1	0.0	63.4	66	63.4	10	----	63.4	0.0	8	-8.0
M7 - Onsite A	7	1	0.0	67.1	66	67.1	10	Snd Lvl	67.1	0.0	8	-8.0
M8 - Onsite A	8	1	0.0	65.1	66	65.1	10	----	65.1	0.0	8	-8.0
M9 - Resi w of N 3rd Ave	9	1	0.0	58.4	66	58.4	10	----	58.4	0.0	8	-8.0
R1 - Resi w of Hollenbeck	10	1	0.0	63.4	66	63.4	10	----	63.4	0.0	8	-8.0
R2 - Resi w of 3rd Ave	11	1	0.0	61.0	66	61.0	10	----	61.0	0.0	8	-8.0
R3 - Resi on Citrus Ave n of Project	14	1	0.0	63.1	66	63.1	10	----	63.1	0.0	8	-8.0
R4 - Resi on Barranca Ave ne of Proj	16	1	0.0	63.3	66	63.3	10	----	63.3	0.0	8	-8.0
R5 - Resi on Citrus Ave s of Project	17	1	0.0	63.3	66	63.3	10	----	63.3	0.0	8	-8.0

Dwelling Units	# DUs	Noise Reduction Min	Avg	Max
		dB	dB	dB
All Selected	14	0.0	0.0	0.0
All Impacted	1	0.0	0.0	0.0
All that meet NR Goal	0	0.0	0.0	0.0

Dudek					**22 May 2019**						
MG					**TNM 2.5**						
INPUT: ROADWAYS							**Average pavement type shall be used unless**				
PROJECT/CONTRACT:	**8817.0006**						**a State highway agency substantiates the use**				
RUN:	**Covina Hassen A (Twnhms) Future**						**of a different type with the approval of FHWA**				
Roadway		**Points**									
Name	**Width**	**Name**	**No.**	**Coordinates (pavement)**			**Flow Control**			**Segment**	
				X	**Y**	**Z**	**Control Device**	**Speed Constraint**	**Percent Vehicles Affected**	**Pvmt Type**	**On Struct?**
	ft			ft	ft	ft		mph	%		
W San Bernardino Ave w of Hollenbeck	45.0	point1	1	214.8	2,409.7	575.00				Average	
		point3	3	854.3	2,460.0	575.00					
3rd Ave S of San Bernardino Ave	35.0	point27	27	2,844.4	1,276.4	575.00				Average	
		point12	12	2,833.5	2,492.7	575.00				Average	
		point13	13	2,818.3	2,609.3	575.00					
Citrus Ave N of San Bernardino Ave	65.0	point29	29	3,501.6	4,608.6	575.00				Average	
		point16	16	3,490.9	2,663.9	575.00					
2nd Ave S of San Bernardino Ave	65.0	point31	31	4,179.6	1,692.6	575.00				Average	
		point19	19	4,185.1	2,717.9	575.00					
N Barranca Ave S of San Bernardino Av	55.0	point33	33	6,169.5	1,279.2	575.00				Average	
		point22	22	6,169.5	2,888.8	575.00					
Hollenbeck Ave S of San Bernardino Av	55.0	point36	36	844.9	1,325.7	575.00				Average	
		point9	9	855.3	2,459.5	575.00					
Hollenbeck Ave N of San Bernardino Av	55.0	point38	38	855.3	2,460.5	575.00				Average	
		point10	10	860.8	4,321.8	575.00					
Citrus Ave S of San Bernardino Ave	65.0	point42	42	3,491.0	2,661.6	575.00				Average	
		point17	17	3,507.5	265.0	575.00					
2nd Ave N of San Bernardino Ave	70.0	point44	44	4,185.1	2,717.9	575.00				Average	
		point20	20	4,185.1	3,175.4	575.00					
N Barranca Ave N of San Bernardino Av	55.0	point46	46	6,169.5	2,888.8	575.00				Average	
		point23	23	6,158.6	4,557.9	575.00					
W San Bernardino Ave e of Hollenbeck	45.0	point47	47	857.4	2,460.3	575.00				Average	
		point53	53	1,837.2	2,535.2	575.00					
W San Bernardino Ave e of 3rd Ave	45.0	point48	48	2,819.1	2,610.2	575.00				Average	
		point5	5	3,488.9	2,660.9	575.00					

W San Bernardino Ave e of Citrus Ave	45.0	point49	49	3,493.6	2,661.9	575.00				Average	
		point6	6	4,184.1	2,717.3	575.00					
W San Bernardino Ave e of Barranca	45.0	point52	52	6,173.8	2,884.5	575.00				Average	
		point2	2	6,533.7	2,906.9	575.00					
W San Bernardino Ave w of 2nd Ave	45.0	point54	54	1,837.2	2,535.2	575.00				Average	
		point4	4	2,817.0	2,610.2	575.00					
W San Bernardino Ave w of Brrnca	45.0	point50	50	4,186.8	2,717.7	575.00				Average	
		point55	55	4,823.0	2,768.5	575.00				Average	
		point25	25	6,162.9	2,883.4	575.00					
3rd Avenue n of W San Bernardino Ave	12.0	point63	63	2,817.1	2,629.2	0.00				Average	
		point64	64	2,790.0	3,172.2	0.00					

Dudek 22 May 2019
MG TNM 2.5

INPUT: TRAFFIC FOR LAeq1h Percentages
PROJECT/CONTRACT: 8817.0006
RUN: Covina Hassen A (Twnhms) Future

Roadway	Points												
Name	Name	No.	Segment										
			Total	Autos		MTrucks		HTrucks		Buses		Motorcycles	
			Volume	P	S	P	S	P	S	P	S	P	S
			veh/hr	%	mph	%	mph	%	mph	%	mph	%	mph
W San Bernardino Ave w of Hollenbeck	point1	1	1425	97	30	2	30	1	30	0	0	0	0
	point3	3											
3rd Ave S of San Bernardino Ave	point27	27	238	97	25	2	25	1	25	0	0	0	0
	point12	12	238	97	25	2	25	1	25	0	0	0	0
	point13	13											
Citrus Ave N of San Bernardino Ave	point29	29	974	97	35	2	35	1	35	0	0	0	0
	point16	16											
2nd Ave S of San Bernardino Ave	point31	31	669	97	30	2	30	1	30	0	0	0	0
	point19	19											
N Barranca Ave S of San Bernardino Av	point33	33	1608	97	35	2	35	1	35	0	0	0	0
	point22	22											
Hollenbeck Ave S of San Bernardino Av	point36	36	1296	97	35	2	35	1	35	0	0	0	0
	point9	9											
Hollenbeck Ave N of San Bernardino Av	point38	38	1713	97	35	2	35	1	35	0	0	0	0
	point10	10											
Citrus Ave S of San Bernardino Ave	point42	42	897	97	35	2	35	1	35	0	0	0	0
	point17	17											
2nd Ave N of San Bernardino Ave	point44	44	302	97	30	2	30	1	30	0	0	0	0
	point20	20											
N Barranca Ave N of San Bernardino Av	point46	46	1851	97	35	2	35	1	35	0	0	0	0
	point23	23											
W San Bernardino Ave e of Hollenbeck	point47	47	1216	97	30	2	30	1	30	0	0	0	0
	point53	53											

W San Bernardino Ave e of 3rd Ave	point48	48	1229	97	30	2	30	1	30	0	0	0	0
	point5	5											
W San Bernardino Ave e of Citrus Ave	point49	49	1142	97	35	2	35	1	35	0	0	0	0
	point6	6											
W San Bernardino Ave e of Barranca	point52	52	968	97	35	2	35	1	35	0	0	0	0
	point2	2											
W San Bernardino Ave w of 2nd Ave	point54	54	1283	97	30	2	30	1	30	0	0	0	0
	point4	4											
W San Bernardino Ave w of Brrnca	point50	50	1111	97	35	2	35	1	35	0	0	0	0
	point55	55	1111	97	35	2	35	1	35	0	0	0	0
	point25	25											
3rd Avenue n of W San Bernardino Ave	point63	63	80	97	25	2	25	1	25	0	0	0	0
	point64	64											

Dudek 22 May 2019
MG TNM 2.5

INPUT: RECEIVERS
PROJECT/CONTRACT: 8817.0006
RUN: Covina Hassen A (Twnhms) Future

Receiver Name	No.	#DUs	Coordinates (ground) X	Y	Z	Height above Ground	Input Sound Levels and Criteria: Existing LAeq1h	Impact Criteria LAeq1h	Impact Criteria Sub'l	NR Goal	Active in Calc.
			ft	ft	ft	ft	dBA	dBA	dB	dB	
M1 - Onsite B2	1	1	3,252.5	2,352.6	575.00	5.00	0.00	66	10.0	8.0	Y
M2 - Residential use s of B2	2	1	3,157.0	2,251.9	575.00	5.00	0.00	66	10.0	8.0	Y
M3 - Mixed use e of B1	3	1	3,539.0	2,227.6	575.00	5.00	0.00	66	10.0	8.0	Y
M4 - Civic Center Park	4	1	3,592.6	2,478.1	575.00	5.00	0.00	66	10.0	8.0	Y
M5 - Onsite C	5	1	3,948.7	2,779.8	575.00	5.00	0.00	66	10.0	8.0	Y
M6 - Church se of C	6	1	4,583.0	2,684.1	575.00	5.00	0.00	66	10.0	8.0	Y
M7 - Onsite A	7	1	3,176.4	2,664.1	575.00	5.00	0.00	66	10.0	8.0	Y
M8 - Onsite A	8	1	3,410.0	2,725.0	575.00	5.00	0.00	66	10.0	8.0	Y
M9 - Resi w of N 3rd Ave	9	1	2,783.4	2,778.9	575.00	5.00	0.00	66	10.0	8.0	Y
R1 - Resi w of Hollenbeck	10	1	667.2	2,533.1	575.00	5.00	0.00	66	10.0	8.0	Y
R2 - Resi w of 3rd Ave	11	1	2,323.1	2,661.0	575.00	5.00	0.00	66	10.0	8.0	Y
R3 - Resi on Citrus Ave n of Project	14	1	3,563.9	4,256.9	575.00	5.00	0.00	66	10.0	8.0	Y
R4 - Resi on Barranca Ave ne of Proj	16	1	6,063.0	4,271.2	575.00	5.00	0.00	66	10.0	8.0	Y
R5 - Resi on Citrus Ave s of Project	17	1	3,558.3	760.7	575.00	5.00	0.00	66	10.0	8.0	Y

Dudek
MG

22 May 2019
TNM 2.5
Calculated with TNM 2.5

RESULTS: SOUND LEVELS
PROJECT/CONTRACT: 8817.0006
RUN: Covina Hassen A (Twnhms) Future
BARRIER DESIGN: INPUT HEIGHTS
ATMOSPHERICS: 68 deg F, 50% RH

Average pavement type shall be used unless a State highway agency substantiates the use of a different type with approval of FHWA.

Receiver Name	No.	#DUs	Existing LAeq1h	No Barrier LAeq1h		Increase over existing		Type Impact	With Barrier Calculated LAeq1h	Noise Reduction		
				Calculated	Crit'n	Calculated	Crit'n Sub'l Inc			Calculated	Goal	Calculated minus Goal
			dBA	dBA	dBA	dB	dB		dBA	dB	dB	dB
M1 - Onsite B2	1	1	0.0	57.3	66	57.3	10	----	57.3	0.0	8	-8.0
M2 - Residential use s of B2	2	1	0.0	54.0	66	54.0	10	----	54.0	0.0	8	-8.0
M3 - Mixed use e of B1	3	1	0.0	64.7	66	64.7	10	----	64.7	0.0	8	-8.0
M4 - Civic Center Park	4	1	0.0	62.2	66	62.2	10	----	62.2	0.0	8	-8.0
M5 - Onsite C	5	1	0.0	62.9	66	62.9	10	----	62.9	0.0	8	-8.0
M6 - Church se of C	6	1	0.0	63.6	66	63.6	10	----	63.6	0.0	8	-8.0
M7 - Onsite A	7	1	0.0	67.0	66	67.0	10	Snd Lvl	67.0	0.0	8	-8.0
M8 - Onsite A	8	1	0.0	65.0	66	65.0	10	----	65.0	0.0	8	-8.0
M9 - Resi w of N 3rd Ave	9	1	0.0	58.6	66	58.6	10	----	58.6	0.0	8	-8.0
R1 - Resi w of Hollenbeck	10	1	0.0	63.5	66	63.5	10	----	63.5	0.0	8	-8.0
R2 - Resi w of 3rd Ave	11	1	0.0	61.1	66	61.1	10	----	61.1	0.0	8	-8.0
R3 - Resi on Citrus Ave n of Project	14	1	0.0	63.0	66	63.0	10	----	63.0	0.0	8	-8.0
R4 - Resi on Barranca Ave ne of Proj	16	1	0.0	63.5	66	63.5	10	----	63.5	0.0	8	-8.0
R5 - Resi on Citrus Ave s of Project	17	1	0.0	63.5	66	63.5	10	----	63.5	0.0	8	-8.0

Dwelling Units	# DUs	Noise Reduction		
		Min	Avg	Max
		dB	dB	dB
All Selected	14	0.0	0.0	0.0
All Impacted	1	0.0	0.0	0.0
All that meet NR Goal	0	0.0	0.0	0.0

Dudek					**22 May 2019**						
MG					**TNM 2.5**						
INPUT: ROADWAYS							**Average pavement type shall be used unless**				
PROJECT/CONTRACT:	**8817.0006**						**a State highway agency substantiates the use**				
RUN:	**Covina Hassen A (Twnhms) Fut w Proj**						**of a different type with the approval of FHWA**				
Roadway		**Points**									
Name	**Width**	**Name**	**No.**	**Coordinates (pavement)**			**Flow Control**			**Segment**	
				X	**Y**	**Z**	**Control Device**	**Speed Constraint**	**Percent Vehicles Affected**	**Pvmt Type**	**On Struct?**
	ft			ft	ft	ft		mph	%		
W San Bernardino Ave w of Hollenbeck	45.0	point1	1	214.8	2,409.7	575.00				Average	
		point3	3	854.3	2,460.0	575.00					
3rd Ave S of San Bernardino Ave	35.0	point27	27	2,844.4	1,276.4	575.00				Average	
		point12	12	2,833.5	2,492.7	575.00				Average	
		point13	13	2,818.3	2,609.3	575.00					
Citrus Ave N of San Bernardino Ave	65.0	point29	29	3,501.6	4,608.6	575.00				Average	
		point16	16	3,490.9	2,663.9	575.00					
2nd Ave S of San Bernardino Ave	65.0	point31	31	4,179.6	1,692.6	575.00				Average	
		point19	19	4,185.1	2,717.9	575.00					
N Barranca Ave S of San Bernardino Av	55.0	point33	33	6,169.5	1,279.2	575.00				Average	
		point22	22	6,169.5	2,888.8	575.00					
Hollenbeck Ave S of San Bernardino Av	55.0	point36	36	844.9	1,325.7	575.00				Average	
		point9	9	855.3	2,459.5	575.00					
Hollenbeck Ave N of San Bernardino Av	55.0	point38	38	855.3	2,460.5	575.00				Average	
		point10	10	860.8	4,321.8	575.00					
Citrus Ave S of San Bernardino Ave	65.0	point42	42	3,491.0	2,661.6	575.00				Average	
		point17	17	3,507.5	265.0	575.00					
2nd Ave N of San Bernardino Ave	70.0	point44	44	4,185.1	2,717.9	575.00				Average	
		point20	20	4,185.1	3,175.4	575.00					
N Barranca Ave N of San Bernardino Av	55.0	point46	46	6,169.5	2,888.8	575.00				Average	
		point23	23	6,158.6	4,557.9	575.00					
W San Bernardino Ave e of Hollenbeck	45.0	point47	47	857.4	2,460.3	575.00				Average	
		point53	53	1,837.2	2,535.2	575.00					
W San Bernardino Ave e of 3rd Ave	45.0	point48	48	2,819.1	2,610.2	575.00				Average	
		point5	5	3,488.9	2,660.9	575.00					

W San Bernardino Ave e of Citrus Ave	45.0	point49	49	3,493.6	2,661.9	575.00				Average	
		point6	6	4,184.1	2,717.3	575.00					
W San Bernardino Ave e of Barranca	45.0	point52	52	6,173.8	2,884.5	575.00				Average	
		point2	2	6,533.7	2,906.9	575.00					
W San Bernardino Ave w of 2nd Ave	45.0	point54	54	1,837.2	2,535.2	575.00				Average	
		point4	4	2,817.0	2,610.2	575.00					
W San Bernardino Ave w of Brrnca	45.0	point50	50	4,186.8	2,717.7	575.00				Average	
		point55	55	4,823.0	2,768.5	575.00				Average	
		point25	25	6,162.9	2,883.4	575.00					
3rd Avenue n of W San Bernardino Ave	12.0	point63	63	2,817.1	2,629.2	0.00				Average	
		point64	64	2,790.0	3,172.2	0.00					

Dudek 22 May 2019
MG TNM 2.5

INPUT: TRAFFIC FOR LAeq1h Percentages
PROJECT/CONTRACT: 8817.0006
RUN: Covina Hassen A (Twnhms) Fut w Proj

Roadway	Points												
Name	Name	No.	Segment										
			Total	Autos		MTrucks		HTrucks		Buses		Motorcycles	
			Volume	P	S	P	S	P	S	P	S	P	S
			veh/hr	%	mph	%	mph	%	mph	%	mph	%	mph
W San Bernardino Ave w of Hollenbeck	point1	1	1437	97	30	2	30	1	30	0	0	0	0
	point3	3											
3rd Ave S of San Bernardino Ave	point27	27	237	97	25	2	25	1	25	0	0	0	0
	point12	12	237	97	25	2	25	1	25	0	0	0	0
	point13	13											
Citrus Ave N of San Bernardino Ave	point29	29	1100	97	35	2	35	1	35	0	0	0	0
	point16	16											
2nd Ave S of San Bernardino Ave	point31	31	669	97	30	2	30	1	30	0	0	0	0
	point19	19											
N Barranca Ave S of San Bernardino Av	point33	33	1620	97	35	2	35	1	35	0	0	0	0
	point22	22											
Hollenbeck Ave S of San Bernardino Av	point36	36	1305	97	35	2	35	1	35	0	0	0	0
	point9	9											
Hollenbeck Ave N of San Bernardino Av	point38	38	1718	97	35	2	35	1	35	0	0	0	0
	point10	10											
Citrus Ave S of San Bernardino Ave	point42	42	928	97	35	2	35	1	35	0	0	0	0
	point17	17											
2nd Ave N of San Bernardino Ave	point44	44	302	97	30	2	30	1	30	0	0	0	0
	point20	20											
N Barranca Ave N of San Bernardino Av	point46	46	1862	97	35	2	35	1	35	0	0	0	0
	point23	23											
W San Bernardino Ave e of Hollenbeck	point47	47	1242	97	30	2	30	1	30	0	0	0	0
	point53	53											

W San Bernardino Ave e of 3rd Ave	point48	48	1303	97	30	2	30	1	30	0	0	0	0
	point5	5											
W San Bernardino Ave e of Citrus Ave	point49	49	1184	97	35	2	35	1	35	0	0	0	0
	point6	6											
W San Bernardino Ave e of Barranca	point52	52	982	97	35	2	35	1	35	0	0	0	0
	point2	2											
W San Bernardino Ave w of 2nd Ave	point54	54	1322	97	30	2	30	1	30	0	0	0	0
	point4	4											
W San Bernardino Ave w of Brrnca	point50	50	1148	97	35	2	35	1	35	0	0	0	0
	point55	55	1148	97	35	2	35	1	35	0	0	0	0
	point25	25											
3rd Avenue n of W San Bernardino Ave	point63	63	44	97	25	2	25	1	25	0	0	0	0
	point64	64											

Dudek 22 May 2019
MG TNM 2.5

INPUT: RECEIVERS
PROJECT/CONTRACT: 8817.0006
RUN: Covina Hassen A (Twnhms) Fut w Proj

Receiver Name	No.	#DUs	Coordinates (ground) X	Y	Z	Height above Ground	Input Sound Levels and Criteria Existing LAeq1h	Impact Criteria LAeq1h	Impact Criteria Sub'l	NR Goal	Active in Calc.
			ft	ft	ft	ft	dBA	dBA	dB	dB	
M1 - Onsite B2	1	1	3,252.5	2,352.6	575.00	5.00	0.00	66	10.0	8.0	Y
M2 - Residential use s of B2	2	1	3,157.0	2,251.9	575.00	5.00	0.00	66	10.0	8.0	Y
M3 - Mixed use e of B1	3	1	3,539.0	2,227.6	575.00	5.00	0.00	66	10.0	8.0	Y
M4 - Civic Center Park	4	1	3,592.6	2,478.1	575.00	5.00	0.00	66	10.0	8.0	Y
M5 - Onsite C	5	1	3,948.7	2,779.8	575.00	5.00	0.00	66	10.0	8.0	Y
M6 - Church se of C	6	1	4,583.0	2,684.1	575.00	5.00	0.00	66	10.0	8.0	Y
M7 - Onsite A	7	1	3,176.4	2,664.1	575.00	5.00	0.00	66	10.0	8.0	Y
M8 - Onsite A	8	1	3,410.0	2,725.0	575.00	5.00	0.00	66	10.0	8.0	Y
M9 - Resi w of N 3rd Ave	9	1	2,783.4	2,778.9	575.00	5.00	0.00	66	10.0	8.0	Y
R1 - Resi w of Hollenbeck	10	1	667.2	2,533.1	575.00	5.00	0.00	66	10.0	8.0	Y
R2 - Resi w of 3rd Ave	11	1	2,323.1	2,661.0	575.00	5.00	0.00	66	10.0	8.0	Y
R3 - Resi on Citrus Ave n of Project	14	1	3,563.9	4,256.9	575.00	5.00	0.00	66	10.0	8.0	Y
R4 - Resi on Barranca Ave ne of Proj	16	1	6,063.0	4,271.2	575.00	5.00	0.00	66	10.0	8.0	Y
R5 - Resi on Citrus Ave s of Project	17	1	3,558.3	760.7	575.00	5.00	0.00	66	10.0	8.0	Y

Dudek
MG

22 May 2019
TNM 2.5
Calculated with TNM 2.5

RESULTS: SOUND LEVELS
PROJECT/CONTRACT: 8817.0006
RUN: Covina Hassen A (Twnhms) Fut w Proj
BARRIER DESIGN: INPUT HEIGHTS
ATMOSPHERICS: 68 deg F, 50% RH

Average pavement type shall be used unless a State highway agency substantiates the use of a different type with approval of FHWA.

Receiver Name	No.	#DUs	Existing LAeq1h	No Barrier LAeq1h Calculated	Crit'n	Increase over existing Calculated	Crit'n Sub'l Inc	Type Impact	With Barrier Calculated LAeq1h	Noise Reduction Calculated	Goal	Calculated minus Goal
			dBA	dBA	dBA	dB	dB		dBA	dB	dB	dB
M1 - Onsite B2	1	1	0.0	57.5	66	57.5	10	----	57.5	0.0	8	-8.0
M2 - Residential use s of B2	2	1	0.0	54.2	66	54.2	10	----	54.2	0.0	8	-8.0
M3 - Mixed use e of B1	3	1	0.0	64.8	66	64.8	10	----	64.8	0.0	8	-8.0
M4 - Civic Center Park	4	1	0.0	62.4	66	62.4	10	----	62.4	0.0	8	-8.0
M5 - Onsite C	5	1	0.0	63.1	66	63.1	10	----	63.1	0.0	8	-8.0
M6 - Church se of C	6	1	0.0	63.7	66	63.7	10	----	63.7	0.0	8	-8.0
M7 - Onsite A	7	1	0.0	67.3	66	67.3	10	Snd Lvl	67.3	0.0	8	-8.0
M8 - Onsite A	8	1	0.0	65.4	66	65.4	10	----	65.4	0.0	8	-8.0
M9 - Resi w of N 3rd Ave	9	1	0.0	58.6	66	58.6	10	----	58.6	0.0	8	-8.0
R1 - Resi w of Hollenbeck	10	1	0.0	63.5	66	63.5	10	----	63.5	0.0	8	-8.0
R2 - Resi w of 3rd Ave	11	1	0.0	61.3	66	61.3	10	----	61.3	0.0	8	-8.0
R3 - Resi on Citrus Ave n of Project	14	1	0.0	63.5	66	63.5	10	----	63.5	0.0	8	-8.0
R4 - Resi on Barranca Ave ne of Proj	16	1	0.0	63.5	66	63.5	10	----	63.5	0.0	8	-8.0
R5 - Resi on Citrus Ave s of Project	17	1	0.0	63.7	66	63.7	10	----	63.7	0.0	8	-8.0

Dwelling Units	# DUs	Noise Reduction Min	Avg	Max
		dB	dB	dB
All Selected	14	0.0	0.0	0.0
All Impacted	1	0.0	0.0	0.0
All that meet NR Goal	0	0.0	0.0	0.0

Dudek 22 May 2019
MG TNM 2.5

INPUT: ROADWAYS
PROJECT/CONTRACT: 8817.0006
RUN: Covina Hassen A (Twnhms) FwP Onsite

Average pavement type shall be used unless a State highway agency substantiates the use of a different type with the approval of FHWA

Roadway Name	Width	Points Name	No.	Coordinates (pavement) X	Y	Z	Flow Control Control Device	Speed Constraint	Percent Vehicles Affected	Segment Pvmt Type	On Struct?
	ft			ft	ft	ft		mph	%		
W San Bernardino Ave w of Hollenbeck	45.0	point1	1	214.8	2,409.7	575.00				Average	
		point3	3	854.3	2,460.0	575.00					
3rd Ave S of San Bernardino Ave	35.0	point27	27	2,844.4	1,276.4	575.00				Average	
		point12	12	2,833.5	2,492.7	575.00				Average	
		point13	13	2,818.3	2,609.3	575.00					
Citrus Ave N of San Bernardino Ave	65.0	point29	29	3,501.6	4,608.6	575.00				Average	
		point16	16	3,490.9	2,663.9	575.00					
2nd Ave S of San Bernardino Ave	65.0	point31	31	4,179.6	1,692.6	575.00				Average	
		point19	19	4,185.1	2,717.9	575.00					
N Barranca Ave S of San Bernardino Av	55.0	point33	33	6,169.5	1,279.2	575.00				Average	
		point22	22	6,169.5	2,888.8	575.00					
Hollenbeck Ave S of San Bernardino Av	55.0	point36	36	844.9	1,325.7	575.00				Average	
		point9	9	855.3	2,459.5	575.00					
Hollenbeck Ave N of San Bernardino Av	55.0	point38	38	855.3	2,460.5	575.00				Average	
		point10	10	860.8	4,321.8	575.00					
Citrus Ave S of San Bernardino Ave	65.0	point42	42	3,491.0	2,661.6	575.00				Average	
		point17	17	3,507.5	265.0	575.00					
2nd Ave N of San Bernardino Ave	70.0	point44	44	4,185.1	2,717.9	575.00				Average	
		point20	20	4,185.1	3,175.4	575.00					
N Barranca Ave N of San Bernardino Av	55.0	point46	46	6,169.5	2,888.8	575.00				Average	
		point23	23	6,158.6	4,557.9	575.00					
W San Bernardino Ave e of Hollenbeck	45.0	point47	47	857.4	2,460.3	575.00				Average	
		point53	53	1,837.2	2,535.2	575.00					
W San Bernardino Ave e of 3rd Ave	45.0	point48	48	2,819.1	2,610.2	575.00				Average	
		point5	5	3,488.9	2,660.9	575.00					

W San Bernardino Ave e of Citrus Ave	45.0	point49	49	3,493.6	2,661.9	575.00				Average	
		point6	6	4,184.1	2,717.3	575.00					
W San Bernardino Ave e of Barranca	45.0	point52	52	6,173.8	2,884.5	575.00				Average	
		point2	2	6,533.7	2,906.9	575.00					
W San Bernardino Ave w of 2nd Ave	45.0	point54	54	1,837.2	2,535.2	575.00				Average	
		point4	4	2,817.0	2,610.2	575.00					
W San Bernardino Ave w of Brrnca	45.0	point50	50	4,186.8	2,717.7	575.00				Average	
		point55	55	4,823.0	2,768.5	575.00				Average	
		point25	25	6,162.9	2,883.4	575.00					
3rd Avenue n of W San Bernardino Ave	12.0	point63	63	2,817.1	2,629.2	0.00				Average	
		point64	64	2,790.0	3,172.2	0.00					

Dudek **22 May 2019**
MG **TNM 2.5**

INPUT: TRAFFIC FOR LAeq1h Percentages
PROJECT/CONTRACT: **8817.0006**
RUN: **Covina Hassen A (Twnhms) FwP Onsite**

Roadway	Points												
Name	Name	No.	Segment										
			Total	Autos		MTrucks		HTrucks		Buses		Motorcycles	
			Volume	P	S	P	S	P	S	P	S	P	S
			veh/hr	%	mph	%	mph	%	mph	%	mph	%	mph
W San Bernardino Ave w of Hollenbeck	point1	1	1437	97	30	2	30	1	30	0	0	0	0
	point3	3											
3rd Ave S of San Bernardino Ave	point27	27	237	97	25	2	25	1	25	0	0	0	0
	point12	12	237	97	25	2	25	1	25	0	0	0	0
	point13	13											
Citrus Ave N of San Bernardino Ave	point29	29	1100	97	35	2	35	1	35	0	0	0	0
	point16	16											
2nd Ave S of San Bernardino Ave	point31	31	669	97	30	2	30	1	30	0	0	0	0
	point19	19											
N Barranca Ave S of San Bernardino Av	point33	33	1620	97	35	2	35	1	35	0	0	0	0
	point22	22											
Hollenbeck Ave S of San Bernardino Av	point36	36	1305	97	35	2	35	1	35	0	0	0	0
	point9	9											
Hollenbeck Ave N of San Bernardino Av	point38	38	1718	97	35	2	35	1	35	0	0	0	0
	point10	10											
Citrus Ave S of San Bernardino Ave	point42	42	928	97	35	2	35	1	35	0	0	0	0
	point17	17											
2nd Ave N of San Bernardino Ave	point44	44	302	97	30	2	30	1	30	0	0	0	0
	point20	20											
N Barranca Ave N of San Bernardino Av	point46	46	1862	97	35	2	35	1	35	0	0	0	0
	point23	23											
W San Bernardino Ave e of Hollenbeck	point47	47	1242	97	30	2	30	1	30	0	0	0	0
	point53	53											

W San Bernardino Ave e of 3rd Ave	point48	48	1303	97	30	2	30	1	30	0	0	0	0
	point5	5											
W San Bernardino Ave e of Citrus Ave	point49	49	1184	97	35	2	35	1	35	0	0	0	0
	point6	6											
W San Bernardino Ave e of Barranca	point52	52	982	97	35	2	35	1	35	0	0	0	0
	point2	2											
W San Bernardino Ave w of 2nd Ave	point54	54	1322	97	30	2	30	1	30	0	0	0	0
	point4	4											
W San Bernardino Ave w of Brrnca	point50	50	1148	97	35	2	35	1	35	0	0	0	0
	point55	55	1148	97	35	2	35	1	35	0	0	0	0
	point25	25											
3rd Avenue n of W San Bernardino Ave	point63	63	44	97	25	2	25	1	25	0	0	0	0
	point64	64											

Dudek 22 May 2019
MG TNM 2.5

INPUT: RECEIVERS
PROJECT/CONTRACT: 8817.0006
RUN: Covina Hassen A (Twnhms) FwP Onsite

Receiver Name	No.	#DUs	Coordinates (ground) X	Y	Z	Height above Ground	Input Sound Levels and Criteria: Existing LAeq1h	Impact Criteria LAeq1h	Impact Criteria Sub'l	NR Goal	Active in Calc.
			ft	ft	ft	ft	dBA	dBA	dB	dB	
R6 - Onsite A adj to Citrus Ave 2nd Flr	19	1	3,432.3	2,861.8	575.00	15.00	0.00	66	10.0	8.0	Y
R7 - Onsite A adj to San Bdo Rd 2nd Flr	21	1	3,359.8	2,707.8	575.00	15.00	0.00	66	10.0	8.0	Y
R8 - Onsite A adj to Third Ave 2nd Flr	22	1	2,861.0	2,762.5	575.00	15.00	0.00	66	10.0	8.0	Y
R6 - Onsite A adj to Citrus Ave 3rd Flr	25	1	3,432.3	2,861.8	575.00	25.00	0.00	66	10.0	8.0	Y
R7 - Onsite A adj to San Bdo Rd 3rd Flr	26	1	3,359.8	2,707.8	575.00	25.00	0.00	66	10.0	8.0	Y
R8 - Onsite A adj to Third Ave 3rd Flr	27	1	2,860.9	2,762.5	575.00	25.00	0.00	66	10.0	8.0	Y
R6 - Onsite A adj to Citrus Ave 4th Flr	29	1	3,432.3	2,861.4	575.00	35.00	0.00	66	10.0	8.0	Y
R7 - Onsite A adj to San Bdo Rd 4th Flr	30	1	3,359.8	2,707.8	575.00	35.00	0.00	66	10.0	8.0	Y

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22 May 2019
TNM 2.5
Calculated with TNM 2.5

RESULTS: SOUND LEVELS
PROJECT/CONTRACT: 8817.0006
RUN: Covina Hassen A (Twnhms) FwP Onsite
BARRIER DESIGN: INPUT HEIGHTS
ATMOSPHERICS: 68 deg F, 50% RH

Average pavement type shall be used unless a State highway agency substantiates the use of a different type with approval of FHWA.

Receiver Name	No.	#DUs	Existing LAeq1h	No Barrier LAeq1h		Increase over existing		Type Impact	With Barrier Calculated LAeq1h	Noise Reduction		
				Calculated	Crit'n	Calculated	Crit'n Sub'l Inc			Calculated	Goal	Calculated minus Goal
			dBA	dBA	dBA	dB	dB		dBA	dB	dB	dB
R6 - Onsite A adj to Citrus Ave 2nd Flr	19	1	0.0	65.0	66	65.0	10	----	65.0	0.0	8	-8.0
R7 - Onsite A adj to San Bdo Rd 2nd Flr	21	1	0.0	65.0	66	65.0	10	----	65.0	0.0	8	-8.0
R8 - Onsite A adj to Third Ave 2nd Flr	22	1	0.0	59.3	66	59.3	10	----	59.3	0.0	8	-8.0
R6 - Onsite A adj to Citrus Ave 3rd Flr	25	1	0.0	64.7	66	64.7	10	----	64.7	0.0	8	-8.0
R7 - Onsite A adj to San Bdo Rd 3rd Flr	26	1	0.0	65.0	66	65.0	10	----	65.0	0.0	8	-8.0
R8 - Onsite A adj to Third Ave 3rd Flr	27	1	0.0	59.5	66	59.5	10	----	59.5	0.0	8	-8.0
R6 - Onsite A adj to Citrus Ave 4th Flr	29	1	0.0	64.5	66	64.5	10	----	64.5	0.0	8	-8.0
R7 - Onsite A adj to San Bdo Rd 4th Flr	30	1	0.0	64.8	66	64.8	10	----	64.8	0.0	8	-8.0

Dwelling Units	# DUs	Noise Reduction		
		Min	Avg	Max
		dB	dB	dB
All Selected	8	0.0	0.0	0.0
All Impacted	0	0.0	0.0	0.0
All that meet NR Goal	0	0.0	0.0	0.0

Appendix H

Traffic Impact Study

LINSCOTT LAW & GREENSPAN engineers

TRAFFIC IMPACT STUDY

COVINA TOWNHOMES (SITE A) PROJECT

City of Covina, California
May 9, 2018

Prepared for:

Hassen Development Corporation
100 North Barranca Avenue, Suite 900
West Covina, California 91791

LLG Ref. 1-15-4127-3

REGISTERED PROFESSIONAL ENGINEER
CLARE M. LOOK-JAEGER
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EXP. 06/30/19
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STATE OF CALIFORNIA

Prepared by:
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TRAFFIC IMPACT STUDY

COVINA TOWNHOMES (SITE A) PROJECT

City of Covina, California
May 9, 2018

1.0 INTRODUCTION

This traffic analysis has been conducted to identify and evaluate the potential traffic impacts of the proposed Covina Townhomes (Site A) Project in the City of Covina, California. The proposed Covina Townhomes (Site A) Project is located at the northwest corner of Citrus Avenue and San Bernardino Road within the Covina Town Center Specific Plan area. The project site location and general vicinity are shown in ***Figure 1-1***.

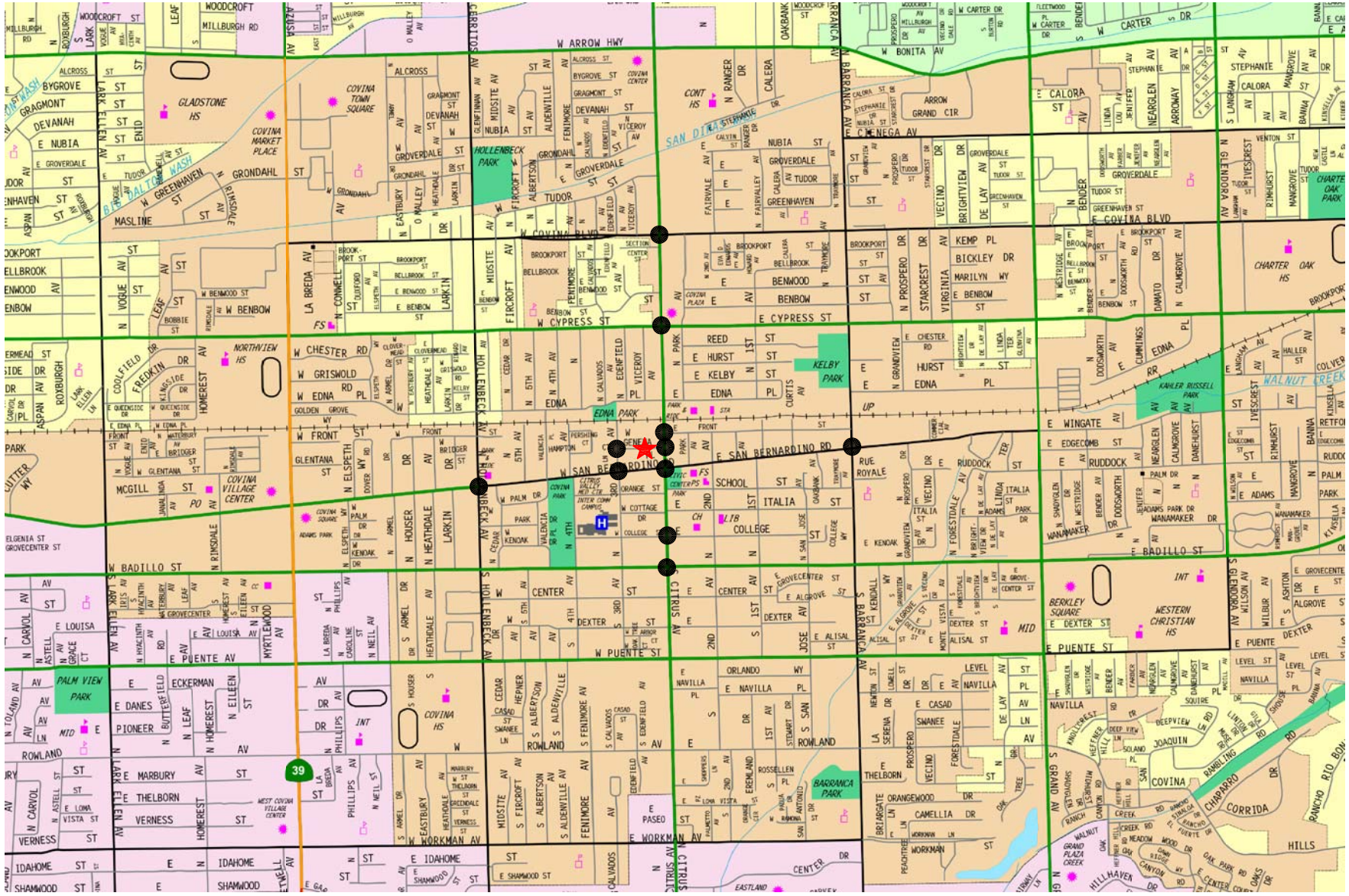
The traffic analysis follows the City of Covina traffic study guidelines[1] and is consistent with traffic impact assessment guidelines set forth in the Los Angeles County Congestion Management Program[2]. This traffic analysis evaluates potential project-related impacts at eleven (11) study intersections in the vicinity of the project site. The study intersections were determined in consultation with City of Covina staff. The Intersection Capacity Utilization method was used to determine Volume-to-Capacity ratios and corresponding Levels of Service at the study intersections. A review was conducted of Los Angeles County Metropolitan Transportation Authority (Metro) freeway and intersection monitoring stations to determine if a Congestion Management Program transportation impact assessment analysis is required for the proposed project.

This study (i) presents existing traffic volumes, (ii) evaluates existing-plus-project traffic volumes, (iii) forecasts future traffic volumes without the project, (iv) forecasts future traffic volumes with the proposed project, (v) determines proposed project-related impacts, and (vi) recommends mitigation measures, where necessary.

1.1 Study Area

A total of eleven (11) study intersections have been identified for evaluation during the weekday morning and afternoon peak hours. The eleven study intersections provide local access to the study area and define the extent of the boundaries for this traffic impact analysis. Further discussion of the existing street system and study area is provided in Section 4.0 herein.

[1] *Traffic Impact Analysis Guidelines,* City of Covina, May 2014.
[2] *2010 Congestion Management Program*, Los Angeles County Metropolitan Transportation Authority, October 2010.



N

NOT TO SCALE

MAP SOURCE: RAND MCNALLY & COMPANY

★ PROJECT SITE

● STUDY INTERSECTION

FIGURE 1-1
VICINITY MAP

LINSCOTT, LAW & GREENSPAN, engineers

COVINA TOWNHOMES (SITE A) PROJECT

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The general location of the project in relation to the study intersections and surrounding street system is presented in *Figure 1-1*. The traffic analysis study area is generally comprised of those locations which have the greatest potential to experience significant traffic impacts due to the proposed project as defined by the Lead Agency. In traffic engineering practice, the study area generally includes those intersections that are:

a. Immediately adjacent or in close proximity to the project site;

b. In the vicinity of the project site that are documented to have current or projected future adverse operational issues; and

c. In the vicinity of the project site that are forecast to experience a relatively greater percentage of project-related vehicular turning movements.

The locations selected for analysis were based on the above criteria, the forecast Covina Townhomes (Site A) Project peak hour vehicle trip generation, anticipated distribution of project vehicular trips, and the existing nearby intersection and corridor operations. The eleven study intersections, located in the City of Covina are as follows:

1. Hollenbeck Avenue/San Bernardino Road
2. Third Avenue/Vintage Walk - Geneva Place (Unsignalized)
3. Third Avenue/San Bernardino Road
4. Citrus Avenue/Covina Boulevard
5. Citrus Avenue/Cypress Street
6. Citrus Avenue/Front Street
7. Citrus Avenue/Geneva Place (Unsignalized)
8. Citrus Avenue/San Bernardino Road
9. Citrus Avenue/College Street
10. Citrus Avenue/Badillo Street
11. Barranca Avenue/San Bernardino Road

Nine of the study intersections selected for analysis are currently controlled by traffic signals, with the remaining two study intersections, Third Avenue/Vintage Walk - Geneva Place and Citrus Avenue/Geneva Place, controlled with two-way stop signs.

It should be noted that additional intersections in the project vicinity were not selected for analysis because they do not satisfy the aforementioned criteria and therefore are not anticipated to experience significant impacts due to project-generated traffic volumes.

2.0 PROJECT DESCRIPTION

2.1 Site Location

The proposed project for Site A is generally bounded by the existing Covina Metrolink Station parking structure and Geneva Place to the north, San Bernardino Road to the south, Citrus Avenue to the east, and Third Avenue to the west. Site A encompasses a portion of Geneva Place, from Third Avenue to approximately 200 feet west of Citrus Avenue, which the project proposes to vacate. Section 2.4 contains further discussion of the proposed partial street vacation. An aerial photograph of the existing project site is contained in ***Figure 2-1***.

The project site is located within the boundaries of the Covina Town Center Specific Plan (November 2004). The Covina Town Center Specific Plan envisions downtown Covina as "a place where people can live, work, shop, and play without needing their cars" and was developed with the goal to "encourage more people to live downtown" and to "encourage people to leave their cars behind"[3]. The project site (Site A) is located within a designated Mixed-Use Focused Activity Area, which emphasizes the "mixing of uses on properties, within buildings, and within blocks."

The Covina Townhomes project site is well-located to encourage the use of public transit and active transportation modes. The project site is within a quarter-mile radius from the Metrolink Covina Station (located at 600 North Citrus Avenue), which provides commuter rail service into Downtown Los Angeles, while local public transit is provided along Citrus Avenue. The project site is in close proximity to retail, restaurants, and other businesses along Citrus Avenue and San Bernardino Road, permitting easy pedestrian and bicycle trips along these corridors.

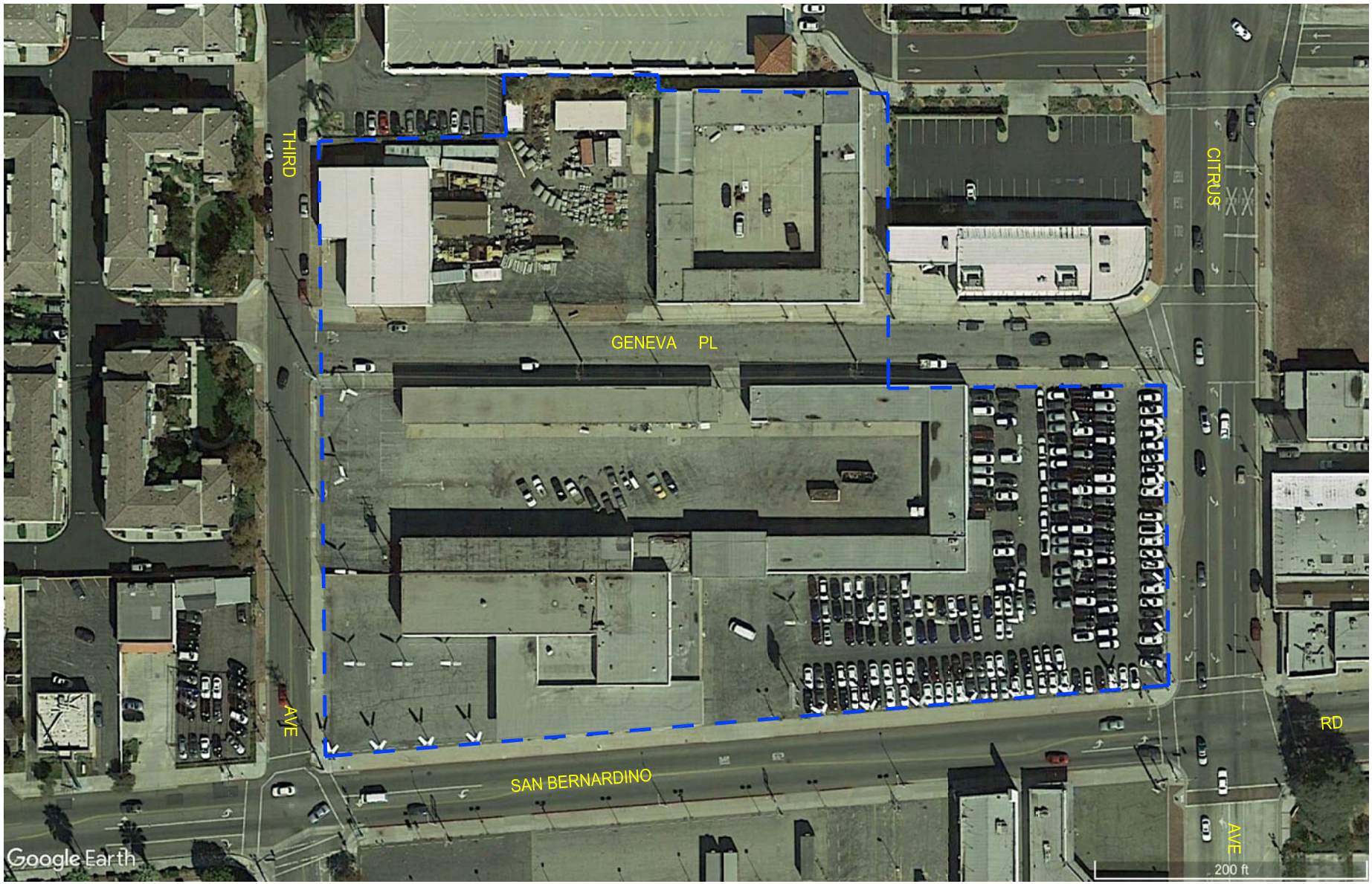
2.2 Existing Project Site

The existing project site is currently occupied by vacant automobile retail businesses, with a combined area of 5.30 acres. All existing buildings and surface parking lots will be removed in order to accommodate the proposed development.

Vehicular access to the project site (Site A) is currently provided by seven driveways: two driveways on Geneva Place along the northerly property frontage, one driveway on San Bernardino Road along the southerly property frontage, and four driveways on Third Avenue along the westerly property frontage. There are six additional driveways providing access to existing businesses along the portion of Geneva Place which the project proposes to vacate.

Pedestrian access is provided to/from the project site by existing sidewalks. Bicycle access is provided by the existing street network, while no formal, designated on-street or off-street bicycle facilities are currently provided directly along the project frontages.

[3] *Town Center Specific Plan*, Prepared for the City of Covina by Cotton/Bridges/Associates, November 2004.



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MAP SOURCE: GOOGLE EARTH

PROJECT SITE

FIGURE 2-1
AERIAL PHOTOGRAPH OF EXISTING PROJECT SITE

LINSCOTT, LAW & GREENSPAN, engineers

COVINA TOWNHOMES (SITE A) PROJECT

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2.3 Proposed Project Description

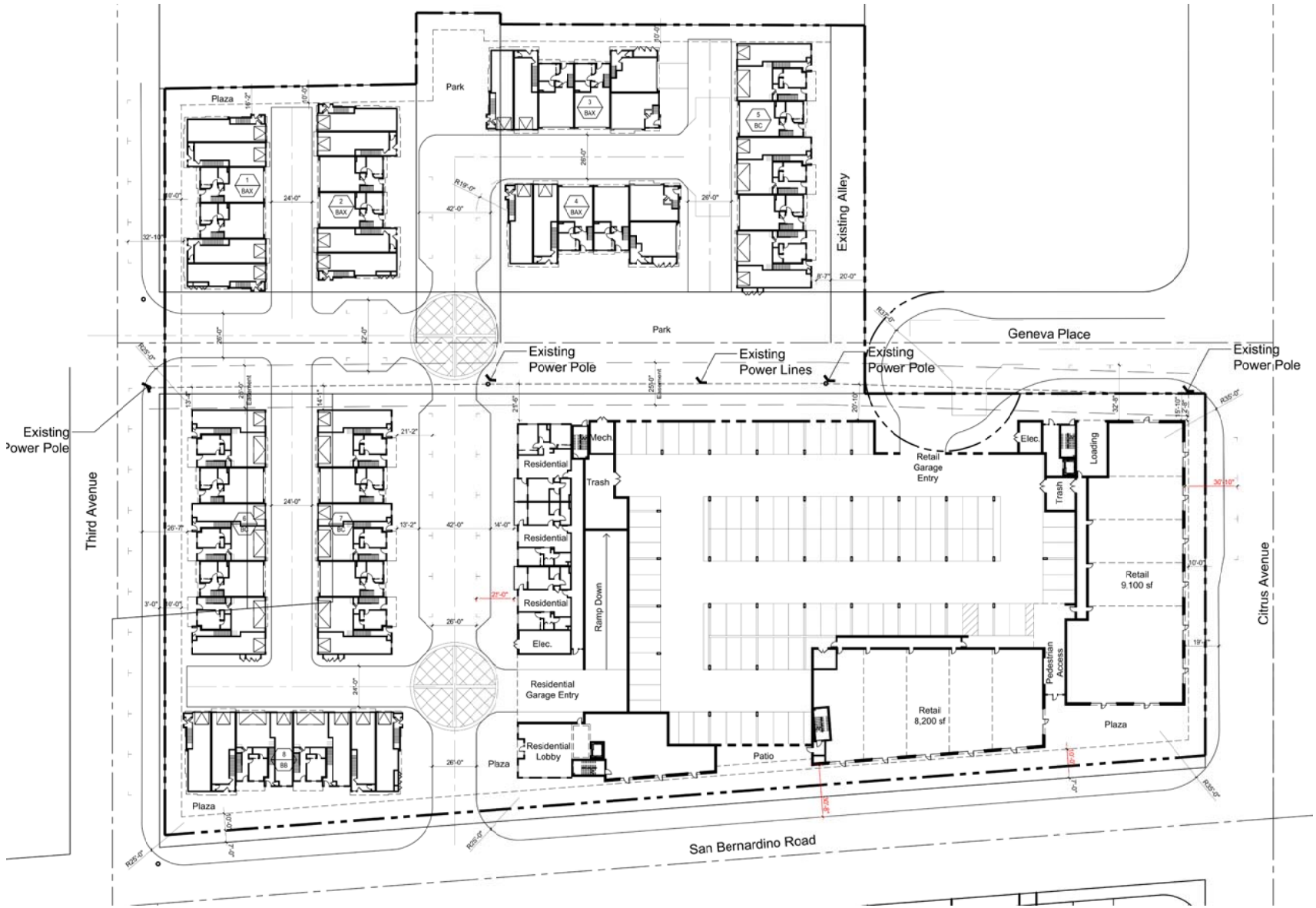
The proposed project consists of the development of residential townhomes, retail and restaurant space on Site A. The 5.30-acre development proposed for Site A consists of 161 townhome units, 13,500 square feet of retail space and 3,800 square feet of restaurant space. The project is planned to provide at least the minimum required by Code in a combination of private residential garages, an on-site parking structure, on-site (on-street) locations, and along some portions of some adjacent streets. Parking for the restaurant/retail project component will be accommodated on the street level and the residential parking will be on the basement level of the parking garage.

Additionally, a portion of Geneva Place is planned to be vacated with the development of Site A. The proposed closure is planned to extend easterly from Third Avenue to approximately 200 feet west of Citrus Avenue. Section 2.4 contains further detail regarding the proposed partial vacation of Geneva Place.

The site plan for the proposed project site (Site A) is illustrated in ***Figure 2-2***. Project buildout and occupancy is anticipated in the year 2020.

2.4 Partial Street Vacation of Geneva Place

As part of the Covina Townhomes Project, development of Site A will require a partial street vacation for a portion of Geneva Place which extends east of Third Avenue to approximately 200 feet west of Citrus Avenue. An existing north-south alley west of the Howard's TV & Appliance business (i.e., located at the northwest corner of the Citrus Avenue/Geneva Place intersection) will be maintained as an alley and will not be vacated, nor be a part of the proposed Covina Townhomes project. It should be noted that the existing Howard's TV & Appliance loading access on Geneva Place will also be maintained. Other existing uses (i.e., automobile repair shop) with access on Geneva Place will be removed as part of the proposed development of the Site A project. As part of the partial street vacation, the western terminus of Geneva Place will provide direct access to Site A. A cul-de-sac is proposed to be constructed at the new western terminus of Geneva Place. Eastbound and westbound vehicles observed to utilize Geneva Place at two of the study intersections (i.e., Study Intersection No. 2: Third Avenue/Geneva Place and Study Intersection No. 7: Citrus Avenue/Geneva Place) were redistributed to other east-west oriented streets (i.e., San Bernardino Road or Front Street) in order to account for the partial street vacation of Geneva Place.



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MAP SOURCE: KTGY ARCHITECTURE + PLANNING

FIGURE 2-2
PROJECT SITE PLAN

LINSCOTT, LAW & GREENSPAN, engineers

COVINA TOWNHOMES (SITE A) PROJECT

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3.0 SITE ACCESS AND CIRCULATION

The site access scheme for the proposed Covina Townhomes Project is displayed in *Figure 2-2*. Existing and proposed site access and circulation are discussed in the following subsections.

3.1 Vehicular Site Access

Vehicular access to the proposed project site would be provided via three driveways: one driveway at the proposed westerly terminus of Geneva Place (i.e., assuming approval of the partial street vacation), one driveway on San Bernardino Road along the southerly property frontage, and one driveway on Third Avenue along the westerly property frontage. As mentioned previously in Section 2.4, as part of the partial street vacation, the new western terminus of Geneva Place will be reconstructed with a cul-de-sac configuration. Full vehicular access (i.e., right-turn and left-turn ingress and egress turning movements) will be accommodated at all project driveways. Development of the proposed project involves the closure of the seven existing driveways and the construction of three new driveways.

3.2 Pedestrian Access

The project has been designed to encourage pedestrian activity and walking as a transportation mode[4]. Walkability is a term for the extent to which walking is readily available as a safe, connected, accessible and pleasant mode of transport. There are several criteria that are widely accepted as key aspects of the walkability of urban areas that should be satisfied. The underlying principle is that pedestrians should not be delayed, diverted, or placed in danger. The widely accepted characteristics of walkability are as follows:

- Connectivity: People can walk from one place to another without encountering major obstacles, obstructions, or loss of connectivity.

- Convivial: Pedestrian routes are friendly and attractive, and are perceived as such by pedestrians.

- Conspicuous: Suitable levels of lighting, visibility and surveillance over its entire length, with high quality delineation and signage.

- Comfortable: High quality and well-maintained footpaths of suitable widths, attractive landscaping and architecture, shelter and rest spaces, and a suitable allocation of space for pedestrians.

- Convenient: Walking is a realistic travel choice, partly because of the impact of the other criteria set forth above, but also because walking routes are of a suitable length as a result of land use planning with minimal delays.

[4] For example, refer to http://www.walkscore.com/, which generates a walkability score of approximately 89 (Very Walkable) out of 100 for the project site. Walk Score calculates the walkability of an address by locating nearby stores, restaurants, schools, parks, etc. Walk Score measures how easy it is to live a car-lite lifestyle—not how pretty the area is for walking.

A review of the proposed project pedestrian walkway network indicates that these five primary characteristics are accommodated as part of the proposed project. The project site is planned to provide a combination of landscape and hardscape improvements that facilitate internal accessibility and encourage active transportation. Such improvements reflect the circulation objectives stated in the Covina Town Center Specific Plan. The project site is accessible from nearby commercial uses (e.g., retail, cafes, restaurants, etc.) and other amenities along Citrus Avenue and San Bernardino Road, as well as nearby public transit along Citrus Avenue.

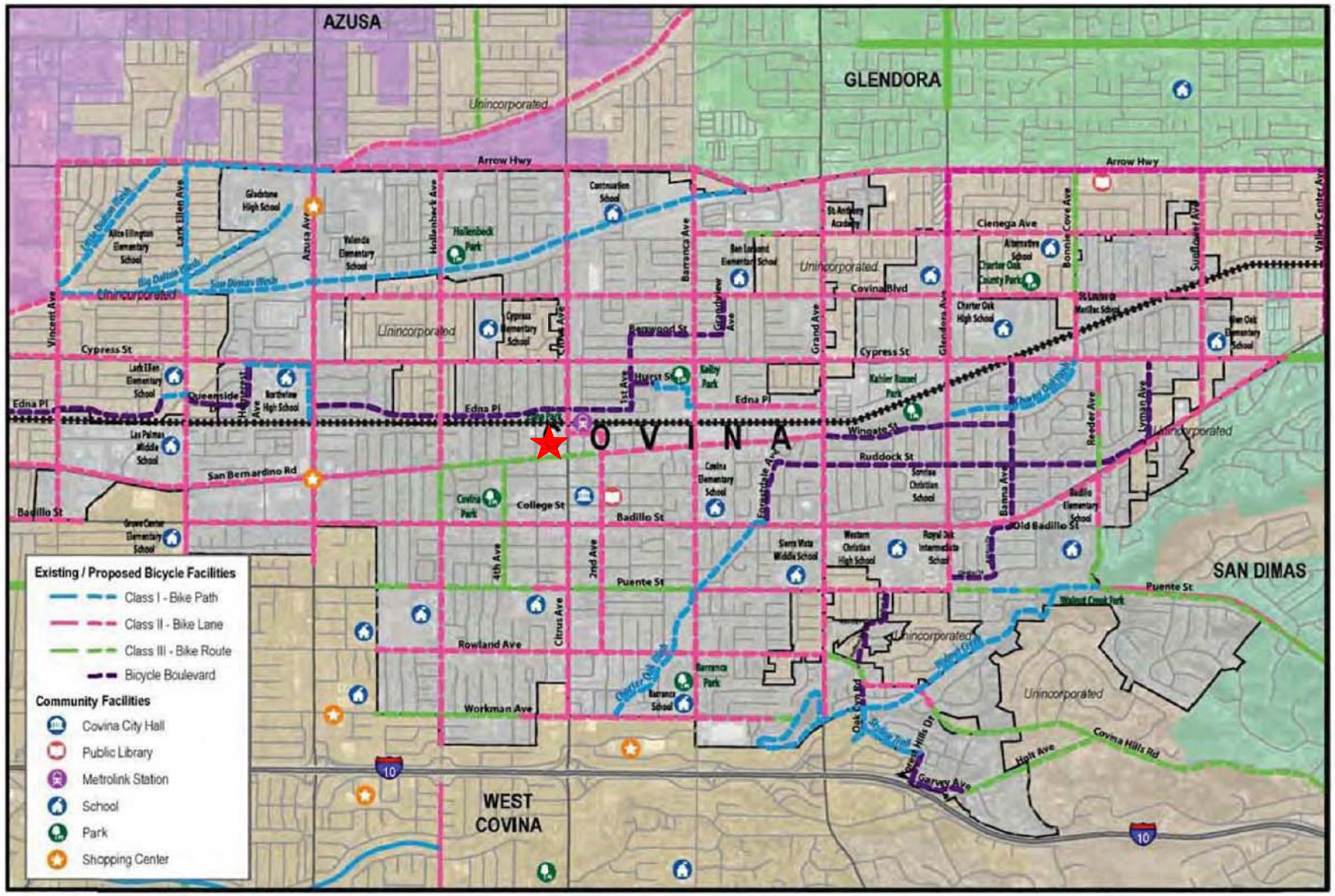
3.3 Bicycle Access

Bicycle access to the proposed project will be provided by the existing street network. Currently, there are no formal, designated on-street or off-street bicycle facilities in the project vicinity, although bicycle parking is provided along major corridors in the vicinity such as Citrus Avenue and Badillo Street. The City of Covina Bicycle Master Plan[5] proposes a number of bicycle facilities near to or immediately adjacent to the project site. The proposed facilities within a quarter-mile radius include:

- Fourth Avenue: Class III Bike Route from San Bernardino Road to Puente Street
- Citrus Avenue: Class II Bike Lane north of Front Street and south of Badillo Street
- Second Avenue: Class II Bike Lane from Front Street to Rowland Avenue
- Edna Place: Bicycle Boulevard from Azusa Avenue to First Avenue
- Front Street: Class II Bike Lane from Citrus Avenue to Second Avenue
- San Bernardino Road: Class II Bike Lane west of Hollenbeck Avenue and east of Second Avenue, Class III Bike Route from Hollenbeck Avenue to Second Avenue
- Badillo Street: Class II Bike Lane from Lark Ellen Avenue to Cypress Street

The project is well-located to further facilitate and encourage bicycling as a mode of transportation as these facilities are constructed. The existing and proposed bicycle facilities in the project vicinity are illustrated in ***Figure 3-1***. While the project is not required to provide bicycle parking pursuant to the City's Municipal Code, the project will provide bicycle parking in order to promote bicycle trips to and from the retail and restaurant components of the project site. Based on coordination with City staff, it is recommended that two bicycle racks providing three bicycle parking spaces each, for a total of six bicycle parking spaces, be installed along the project frontages on Citrus Avenue and San Bernardino Road. Bicycle parking for the residential component of the project site will be accommodated via private garages.

[5] City of Covina Bicycle Master Plan, Prepared by Alta Planning + Design, September 2011.



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SOURCE: CITY OF COVINA BICYCLE MASTER PLAN, SEPTEMBER 2011

PROJECT SITE

FIGURE 3-1
CITYWIDE BICYCLE NETWORK

LINSCOTT, LAW & GREENSPAN, engineers

COVINA TOWNHOMES (SITE A) PROJECT

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4.0 EXISTING STREET SYSTEM

4.1 Regional Highway System

Regional access to the project site is provided by the San Bernardino (I-10) and Foothill (I-210) Freeways. A brief description of the I-10 and I-210 Freeways is provided in the following paragraphs.

San Bernardino (I-10) Freeway is a major east-west freeway located approximately one mile south of the project site. The I-10 Freeway connects the City of Santa Monica with the City of Los Angeles and the municipalities of the San Gabriel Valley and San Bernardino County to the east. In the project vicinity, four mixed-flow mainline lanes are provided in each direction on the I-10 Freeway with auxiliary merge/weave lanes provided between some interchanges. Full access interchanges (i.e., eastbound and westbound on- and off-ramps) are provided at Citrus Avenue and Barranca Avenue.

Foothill (I-210) Freeway is a major east-west freeway located approximately two miles north of the project site. The I-210 Freeway connects the foothill communities from the westerly terminus in Sylmar to the easterly terminus in Redlands. In the project vicinity, four mixed-flow mainline lanes and one High Occupancy Vehicle lane are provided in each direction on the I-210 Freeway. Full access interchanges (i.e., eastbound and westbound on- and off-ramps) are provided at Citrus Avenue.

4.2 Local Street System

Immediate access to the project site is provided via Citrus Avenue, San Bernardino Road, and Third Avenue. The following study intersections were selected for analysis in consultation with the City of Covina staff in order to determine potential impacts related to the proposed project:

1. Hollenbeck Avenue/San Bernardino Road
2. Third Avenue/Vintage Walk - Geneva Place (Unsignalized)
3. Third Avenue/San Bernardino Road
4. Citrus Avenue/Covina Boulevard
5. Citrus Avenue/Cypress Street
6. Citrus Avenue/Front Street
7. Citrus Avenue/Geneva Place (Unsignalized)
8. Citrus Avenue/San Bernardino Road
9. Citrus Avenue/College Street
10. Citrus Avenue/Badillo Street
11. Barranca Avenue/San Bernardino Road

Nine of the study intersections selected for analysis are currently controlled by traffic signals, with the remaining two study intersections, Third Avenue/Vintage Walk - Geneva Place and Citrus Avenue/Geneva Place, controlled with two-way stop signs. The existing lane configurations at the eleven (11) study intersections are displayed in ***Figure 4-1***.

4.3 Roadway Classifications

The City of Covina utilizes similar roadway categories recognized by regional, state and federal transportation agencies. There are four general categories in the roadway hierarchy, ranging from freeways with the highest capacity to two-lane undivided roadways with the lowest capacity. The roadway categories are summarized as follows:

- *Freeways* are limited-access and high speed travel ways included in the state and federal highway systems. Their purpose is to carry regional through-traffic. Access is provided by interchanges with typical spacing of one mile or greater. No local access is provided to adjacent land uses.

- *Arterial* roadways are major streets that primarily serve through-traffic and provide access to abutting properties as a secondary function. Arterials are generally designed with two to six travel lanes and their major intersections are signalized. This roadway type is divided into two categories: principal and minor arterials. Principal arterials are typically four-or-more lane roadways and serve both local and regional through-traffic. Minor arterials are typically two-to-four lane streets that service local and commuter traffic.

- *Collector* roadways are streets that provide access and traffic circulation within residential and non-residential (e.g., commercial and industrial) areas. Collector roadways connect local streets to arterials and are typically designed with two through travel lanes (i.e., one through travel lane in each direction) that may accommodate on-street parking. They may also provide access to abutting properties.

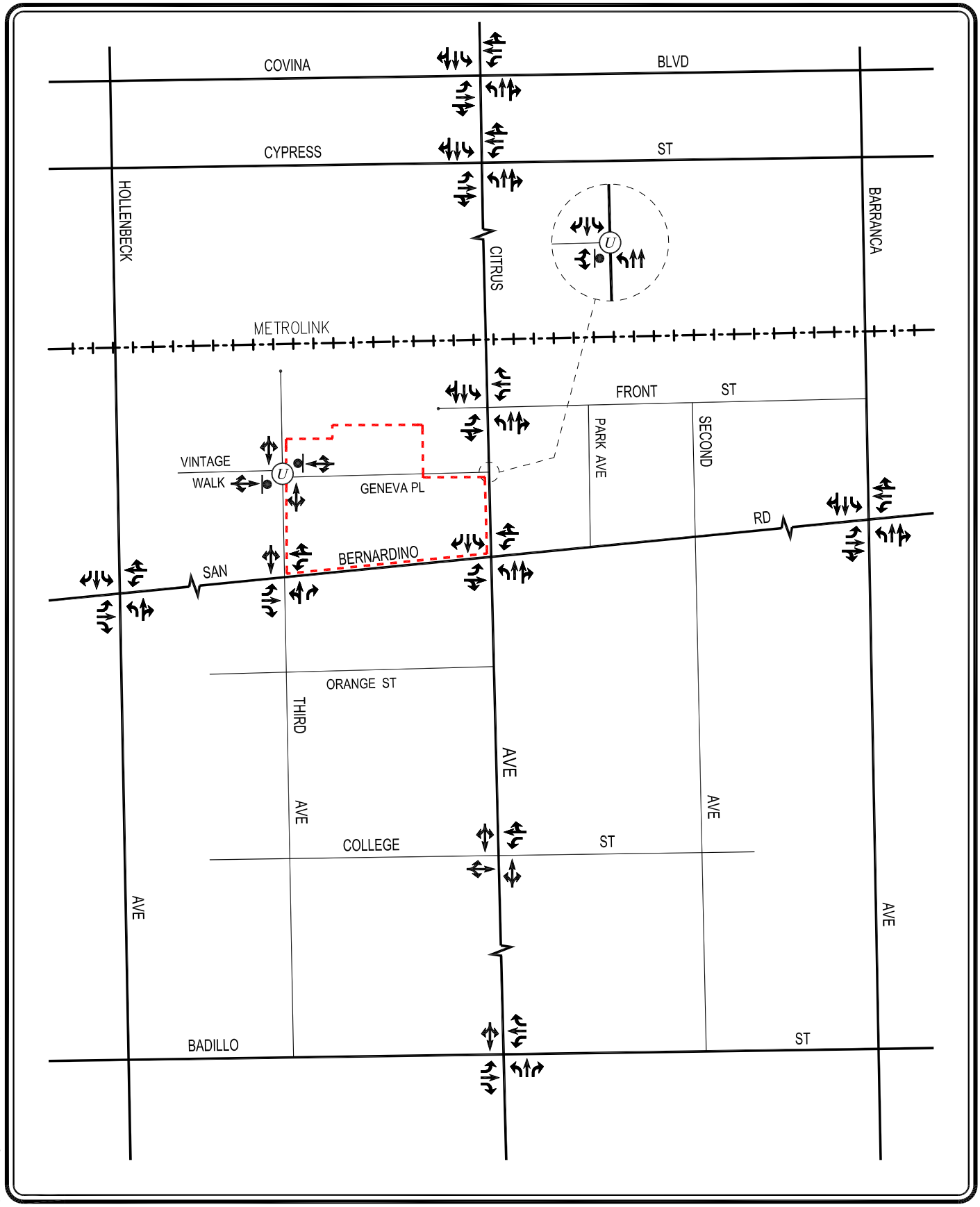
- *Local* roadways distribute traffic within a neighborhood, or similar adjacent neighborhoods, and are not intended for use as a through-street or a link between higher capacity facilities such as collector or arterial roadways. Local streets are fronted by residential uses and do not typically serve commercial uses.

4.4 Roadway Descriptions

Brief descriptions of the important roadways in the project vicinity are provided in the following paragraphs.

Hollenbeck Avenue is a north-south oriented roadway that is located west of the project site. Hollenbeck Avenue is designated as a Collector road in the City of Covina General Plan[6]. Two through travel lanes are provided in each direction north of San Bernardino Road, and one

[6] City of Covina General Plan, Land Use Element, approved April 18, 2000.



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PROJECT SITE

U UNSIGNALIZED INTERSECTION

STOP SIGN

LINSCOTT, LAW & GREENSPAN, engineers

FIGURE 4-1
EXISTING LANE CONFIGURATIONS

COVINA TOWNHOMES (SITE A) PROJECT

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through travel lane is provided in each direction south of San Bernardino Road in the study area. Hollenbeck Avenue is posted for a speed limit of 35 miles per hour in the project vicinity.

Third Avenue is a north-south oriented roadway that borders the project site to the west. Third Avenue is designated as a Local Street in the City of Covina General Plan. One through travel lane is provided in each direction on Third Avenue in the study area. No speed limit is posted on Third Avenue in the project vicinity thus a prima facia speed limit of 25 miles per hour is assumed.

Citrus Avenue is a north-south oriented roadway that borders the project site to the east. Citrus Avenue is designated as a Secondary Arterial in the City of Covina General Plan, except between Orange Street and Badillo Street where it is designated as a Collector road. Two through travel lanes are provided in each direction on Citrus Avenue north of San Bernardino Avenue, and one through travel lane is provided in each direction south of San Bernardino Avenue in the study area. Citrus Avenue is posted for a speed limit of 35 to 40 miles per hour within the project vicinity.

Barranca Avenue is a north-south oriented roadway that is located east of the project site. Barranca Avenue is designated as a Collector road north of San Bernardino Road and a Primary Arterial south of San Bernardino Road in the City of Covina General Plan. Two through travel lanes are provided in each direction on Barranca Avenue in the study area. Barranca Avenue is posted for a speed limit of 35 miles per hour in the project vicinity.

Covina Boulevard is an east-west oriented roadway located north of the project site. Covina Boulevard is designated as a Collector road in the City of Covina General Plan. Two through travel lanes are provided in each direction on Covina Boulevard in the study area with two-way left-turn lane painted median east of Citrus Avenue. Covina Boulevard is posted for a speed limit of 40 miles per hour in the project vicinity.

Cypress Street is an east-west oriented roadway located north of the project site. Cypress Street is designated as a Collector road in the City of Covina General Plan. Two through travel lanes are provided in each direction on Cypress Street in the study area. Cypress Street is posted for a speed limit of 35 miles per hour in the project vicinity.

Front Street is an east-west oriented roadway located north of the project site. Front Street is designated as a Local street in the City of Covina General Plan. One through travel lane is provided in each direction on Front Street in the study area. No speed limit is posted on Front Street in the project vicinity thus a prima facia speed limit of 25 miles per hour is assumed.

Geneva Place is an east-west oriented roadway located partially within the project site. Geneva Place is designated as a Local street in the City of Covina General Plan. One through travel lane is provided in each direction on Geneva Place in the study area. Geneva Place is planned to be partially vacated to accommodate the development of Site A, with a closure extending east from Third Avenue to approximately 200 feet west of Citrus Avenue. No speed limit is posted on

Geneva Place in the project vicinity thus a prima facia speed limit of 25 miles per hour is assumed.

San Bernardino Road is an east-west oriented roadway that borders the project site to the south. San Bernardino Road is designated as a Collector road in the City of Covina General Plan. One through travel lane is provided in each direction west of Citrus Avenue, and one to two through travel lanes are provided in each direction east of Citrus Avenue in the study area. San Bernardino Road is posted for a speed limit of 35 to 30 miles per hour east and west of the project vicinity, respectively.

College Street is an east-west oriented roadway located south of the project site. College Street is designated as a Local street in the City of Covina General Plan. One through travel lane is provided in each direction on College Street in the study area. No speed limit is posted on College Street in the project vicinity thus a prima facia speed limit of 25 miles per hour is assumed.

Badillo Street is an east-west oriented roadway located south of the project site. Badillo Street is designated as a Secondary Arterial in the City of Covina General Plan. One through travel lane is provided in each direction on Badillo Street between Hollenbeck Avenue and Second Avenue, and two through travel lanes are provided in each direction west of Hollenbeck Avenue and east of Second Avenue in the study area. Badillo Street is posted for a speed limit of 30 miles per hour between Hollenbeck Avenue and Second Avenue, and a speed limit of 40 miles per hour west of Hollenbeck Avenue and east of Second Avenue in the project vicinity.

4.5 Existing Public Transit Service

Public transit service within the project study area is currently provided by the Foothill Transit Authority, the Los Angeles County Metropolitan Transportation Authority (Metro), the City of Glendora transit system, and Metrolink, as described in the following sections. A summary of the existing transit services, including the transit routes, destinations and number of trains and buses during the weekday AM and PM peak hours is presented in ***Table 4-1***.

4.5.1 *Public Bus Transit*

Public bus transit service in the project study area is provided by Foothill Transit, Metro, and the City of Glendora. Foothill Transit operates one north-south route along Citrus Avenue. Line 281 connects the City of Industry to the City of Glendora, providing two northbound and two southbound buses in the project study area during the AM and PM peak hours. Metro operates one east-west route along Badillo Street and Citrus Avenue. Line 190 connects the City of El Monte to Cal Poly Pomona, providing up to four eastbound and five westbound buses in the project study area during the AM and PM peak hours. The City of Glendora operates a Commuter Shuttle that connects to the Covina Metrolink station via Front Street and Citrus Avenue, providing up to two buses in the AM and PM peak hours. The existing public transit routes in the project site vicinity are illustrated in ***Figure 4-2***.

Table 4-1
EXISTING TRANSIT ROUTES [1]

ROUTE	DESTINATIONS	ROADWAY(S) NEAR SITE	NO. OF BUSES/TRAINS DURING PEAK HOUR		
			DIR	AM	PM
Metrolink San Bernardino Line	San Bernardino to Union Station via Rialto, Fontana, Rancho Cucamonga, Upland, Montclair, Claremont, Pomona, Covina, Baldwin Park, El Monte, Cal State LA	Citrus Avenue	EB WB	1 4	3 1
Foothill Transit 281	Industry to Glendora via Puente Hills Mall, Eastland Center, Covina Metrolink, Citrus College	Citrus Avenue, Second Avenue, Cypress Avenue, Front Street, San Bernardino Road	NB SB	2 2	2 2
Metro 190-194	El Monte to Cal Poly Pomona via Baldwin Park, Covina, West Covina, La Puente, Walnut, Mt. San Antonio College	Citrus Avenue, Badillo Street	EB WB	3 5	4 2
Glendora Metrolink Commuter Shuttle	Glendora to Covina Metrolink Station	Citrus Avenue, Front Street	NB SB	0 2	1 0
			Total	19	15

[1] Sources: Metrolink, Foothill Transit, Los Angeles County Metropolitan Transportation Authority (Metro), City of Glendora, and City of Covina websites, 2018.

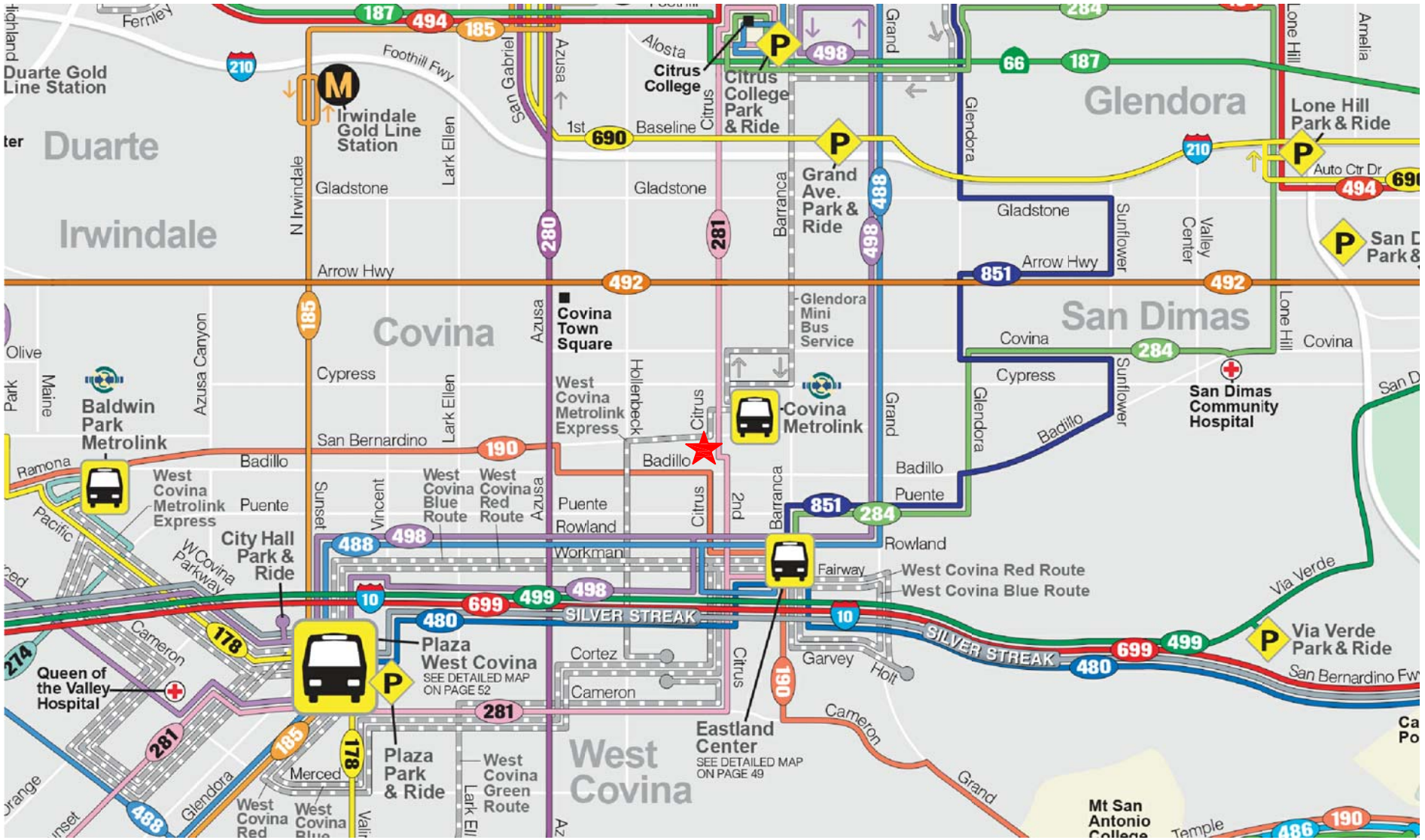

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IMAGE SOURCE: FOOTHILL TRANSIT WEBSITE, 2018

PROJECT SITE

FIGURE 4-2
EXISTING PUBLIC TRANSIT ROUTES

LINSCOTT, LAW & GREENSPAN, engineers

COVINA TOWNHOMES (SITE A) PROJECT

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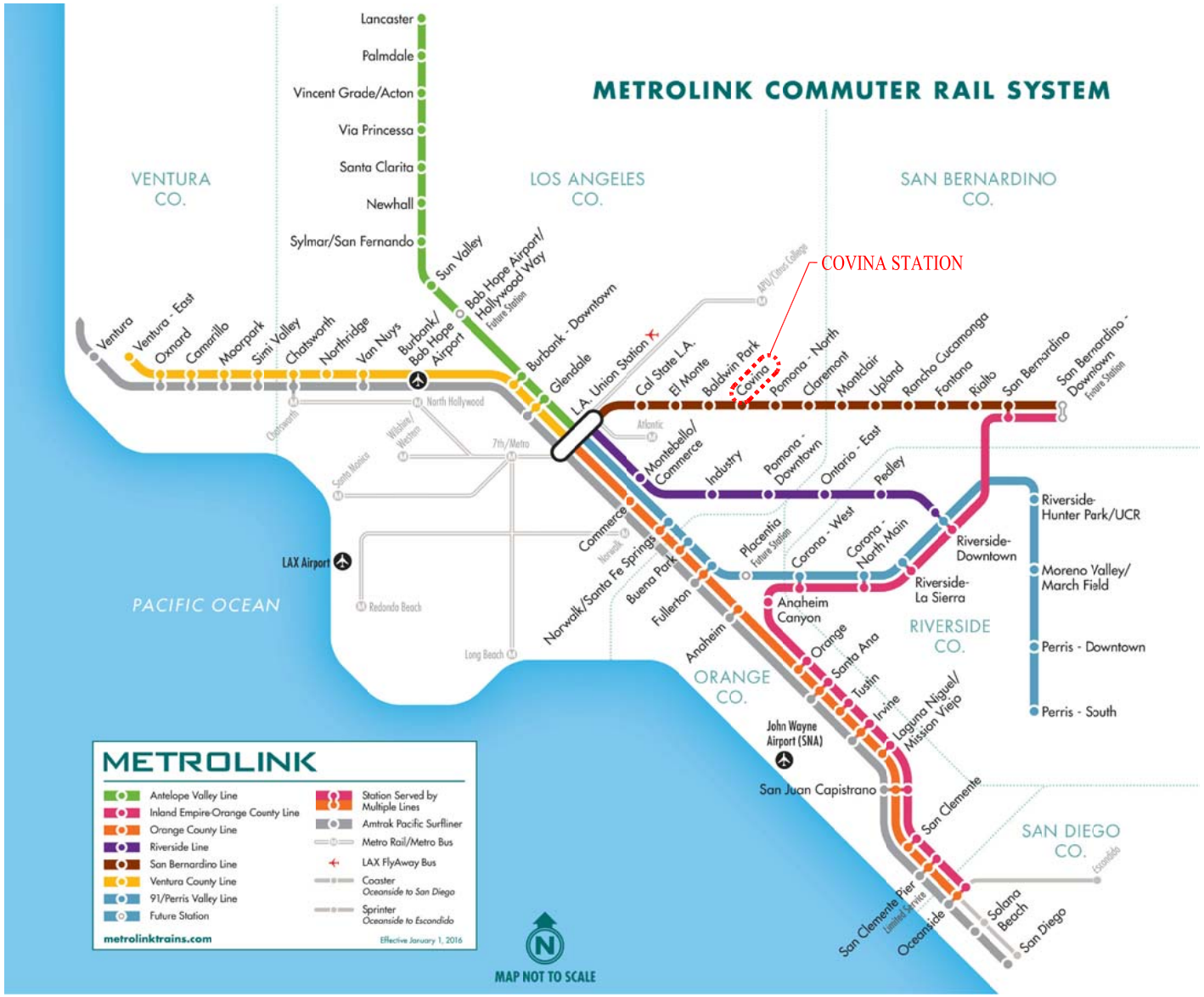
4.5.2 *Regional Rail Transit*

Metrolink provides a rail stop within a quarter mile of the project site for the San Bernardino Line, which extends between Union Station in Downtown Los Angeles and the City of San Bernardino. This Metrolink stop provides connectivity between the proposed project and the regional network of rail lines operated by Amtrak, Metro and SCRRA. The Covina station is located north of Front Street on the east side of Citrus Avenue and connects with the public bus transit services provided on Citrus Avenue. During the weekday AM peak hour, five trains per hour are provided at the Covina station: four travel westbound to Los Angeles Union Station, and one travels eastbound to the City of San Bernardino. During the weekday PM peak hour, four trains per hour are provided at the Covina station: three travel eastbound to the City of San Bernardino, and one travels westbound to Los Angeles Union Station. An illustration of the regional rail network serving the greater Los Angeles area is presented in ***Figure 4-3***.



MAP SOURCE: METROLINK, 2018

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FIGURE 4-3
REGIONAL RAIL NETWORK

LINSCOTT, LAW & GREENSPAN, engineers

COVINA TOWNHOMES (SITE A) PROJECT

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5.0 TRAFFIC COUNTS

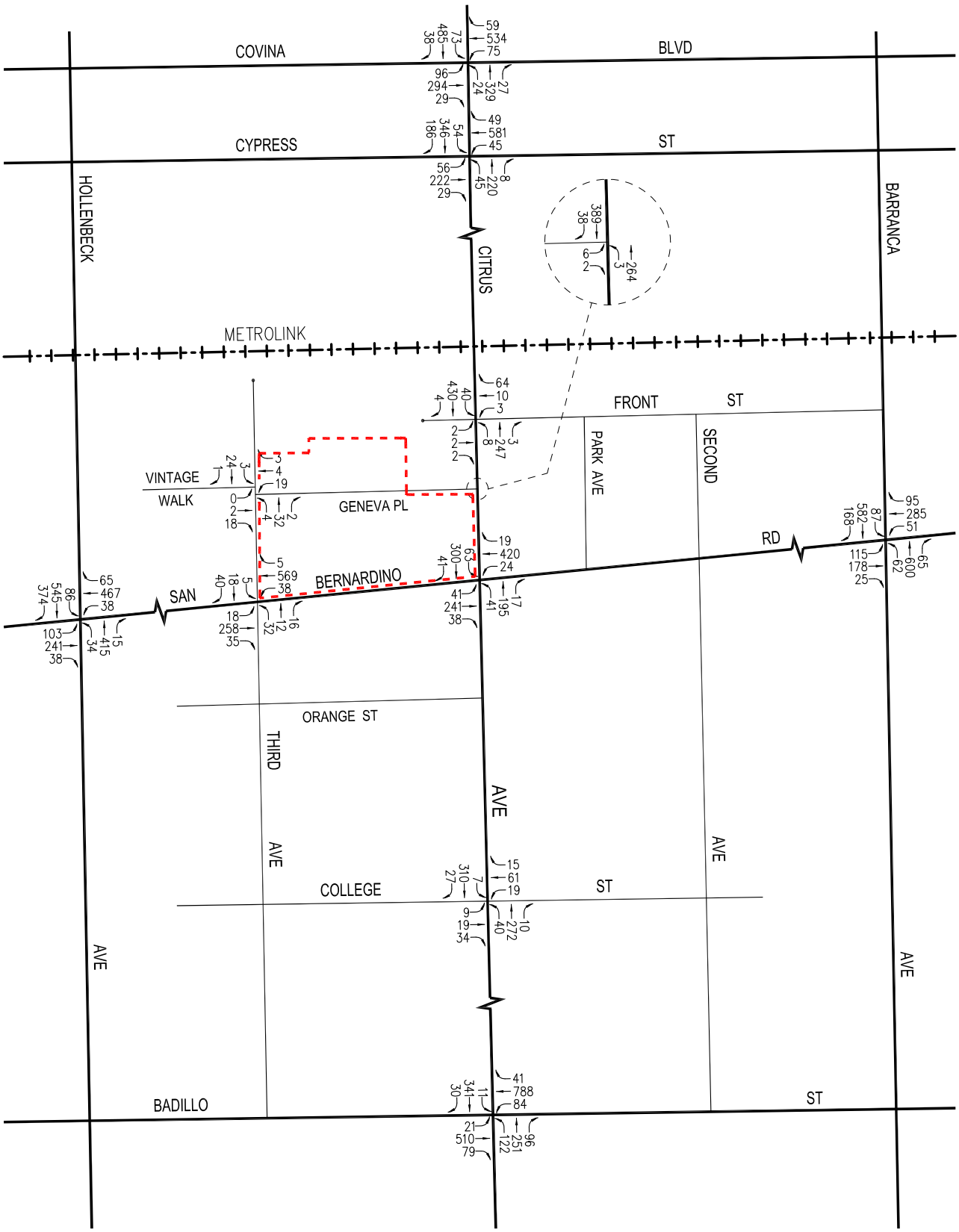
Existing manual counts of vehicular turning movements were conducted for a typical weekday at each of the eleven (11) study intersections during the morning (AM) and afternoon (PM) commute periods to determine the peak hour traffic volumes. The manual counts were conducted in March 2018 by a traffic count subconsultant, City Traffic Counters, from 7:00 AM to 9:00 AM to determine the weekday AM peak commute hour and from 4:00 PM to 6:00 PM to determine the weekday PM peak commute hour. In conjunction with the manual turning movement vehicle counts, a count of bicycle and pedestrian volumes were collected during the peak periods. It is noted that all of the traffic counts were conducted when local schools were in regular session. Traffic volumes at the study intersections show the morning and afternoon peak periods typically associated with the peak commute hours in the metropolitan area.

The existing weekday AM and PM peak hour manual counts of vehicle movements at the study intersections are summarized in ***Table 5-1***. The existing traffic volumes at the study intersections during the weekday AM and PM peak hours are shown in ***Figures 5-1*** and ***5-2***, respectively. For each study intersection, the highest one-hour total traffic volumes (i.e., four consecutive 15-minute time intervals) traversing through the intersection during the 7:00 to 9:00 AM and 4:00 to 6:00 PM time periods were selected so as to determine the respective weekday AM and PM peak hour traffic volumes for each study intersection. For purposes of the traffic impact analysis, this common traffic engineering practice ensures that a more conservative (i.e., worst case) assessment of existing operating conditions be attained for each study intersection. Therefore, the traffic volumes shown in *Figures 5-1* and *5-2* for the study intersections do not necessarily reflect the same exact one hour time period during the morning and/or afternoon peak commuter conditions (i.e., one intersection's peak hour may have occurred between 7:30 and 8:30 AM, while another intersection's peak hour may have occurred between 7:45 and 8:45 AM). Summary data worksheets of the manual vehicle, pedestrian and bicycle counts of the study intersections are contained in ***Appendix A***.

Table 5-1
EXISTING TRAFFIC VOLUMES [1]

NO.	INTERSECTION	DATE	DIR	AM PEAK HOUR		PM PEAK HOUR	
				BEGAN	VOLUME	BEGAN	VOLUME
1	Hollenbeck Avenue/ San Bernardino Road	03/20/2018	NB SB EB WB	7:15	464 1,005 382 570	4:30	667 715 796 535
2	Third Avenue/ Vintage Walk - Geneva Place	03/20/2018	NB SB EB WB	7:00	38 28 20 26	4:15	26 33 8 48
3	Third Avenue/ San Bernardino Road	03/20/2018	NB SB EB WB	7:00	60 63 311 612	4:45	142 59 716 429
4	Citrus Avenue/ Covina Boulevard	03/20/2018	NB SB EB WB	7:30	380 596 419 668	4:45	673 663 545 518
5	Citrus Avenue/ Cypress Street	03/20/2018	NB SB EB WB	7:15	273 586 307 675	4:30	588 564 795 419
6	Citrus Avenue/ Front Street	03/20/2018	NB SB EB WB	7:30	258 474 6 77	4:15	485 500 63 137
7	Citrus Avenue/ Geneva Place	03/20/2018	NB SB EB WB	7:45	267 427 8 0	4:15	477 477 17 0
8	Citrus Avenue/ San Bernardino Road	03/20/2018	NB SB EB WB	7:30	253 404 320 463	4:45	416 440 723 386
9	Citrus Avenue/ College Street	03/20/2018	NB SB EB WB	7:45	322 344 62 95	4:30	414 392 228 149
10	Citrus Avenue/ Badillo Street	03/20/2018	NB SB EB WB	7:30	469 382 610 913	5:00	645 459 854 663
11	Barranca Avenue/ San Bernardino Road	03/20/2018	NB SB EB WB	7:30	727 837 318 431	4:30	804 799 668 358

[1] Counts conducted by City Traffic Counters.



PROJECT SITE

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FIGURE 5-1
EXISTING TRAFFIC VOLUMES
WEEKDAY AM PEAK HOUR
COVINA TOWNHOMES (SITE A) PROJECT

LINSCOTT, LAW & GREENSPAN, engineers

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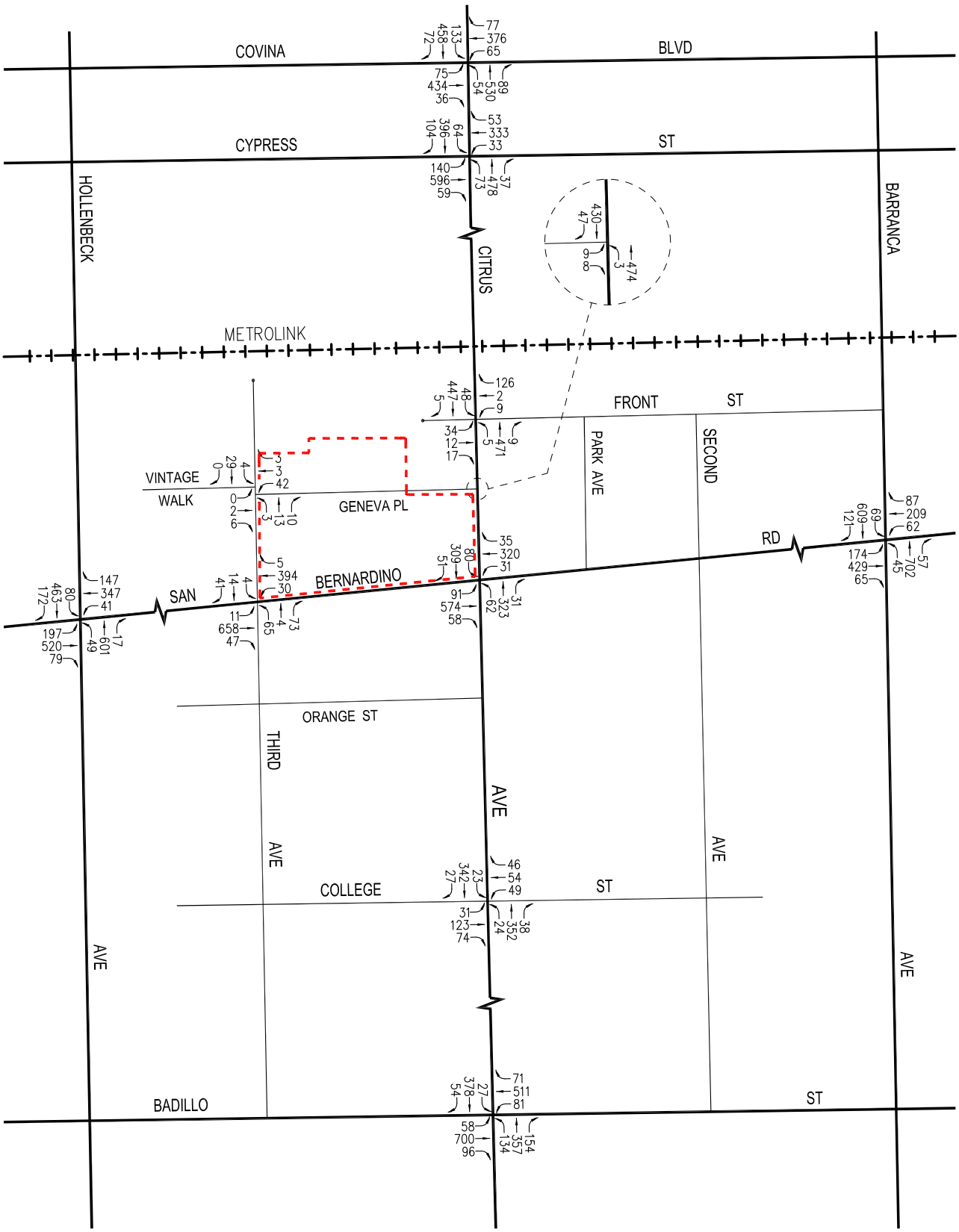

PROJECT SITE

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FIGURE 5-2
EXISTING TRAFFIC VOLUMES
WEEKDAY PM PEAK HOUR
COVINA TOWNHOMES (SITE A) PROJECT

LINSCOTT, LAW & GREENSPAN, engineers

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6.0 CUMULATIVE DEVELOPMENT PROJECTS

The forecast of future pre-project conditions was prepared in accordance to procedures outlined in Section 15130 of the CEQA Guidelines. Specifically, the CEQA Guidelines provide two options for developing the future traffic volume forecast:

> "(A) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the [lead] agency, or
>
> (B) A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency."

Accordingly, the traffic analysis provides a highly conservative estimate of future pre-project traffic volumes as it incorporates both the "A" and "B" options outlined in the CEQA Guidelines for purposes of developing the forecast.

6.1 Related Projects

A forecast of on-street traffic conditions prior to occupancy of the proposed project was prepared by incorporating the potential trips associated with other known development projects (related projects) in the area. With this information, the potential impact of the proposed project can be evaluated within the context of the cumulative impact of all ongoing development. The related projects research was based on information on file at the City of Covina Community Development Department and the City of West Covina Planning Department. The related projects in the study area are presented in ***Table 6-1***. The locations of the related projects are shown in ***Figure 6-1***.

Traffic volumes expected to be generated by the related projects were calculated using rates provided in the ITE *Trip Generation Manual*[7]. The related project's respective traffic generation for the weekday AM and PM peak hours, as well as on a daily basis for a typical weekday, is summarized in *Table 6-1*. As shown in *Table 6-1*, the related projects are expected to generate a combined total of 14,134 daily trips during a typical weekday, 1,199 vehicle trips (678 inbound trips and 521 outbound trips) during the weekday AM peak hour, and 1,125 vehicle trips (502 inbound trips and 623 outbound trips) during the weekday PM peak hour. The anticipated distribution of the related projects traffic volumes to the study intersections during the weekday AM and PM peak hours is displayed in ***Figures 6-2*** and ***6-3***, respectively.

[7] Institute of Transportation Engineers *Trip Generation Manual*, 9th Edition, Washington, D.C., 2012.

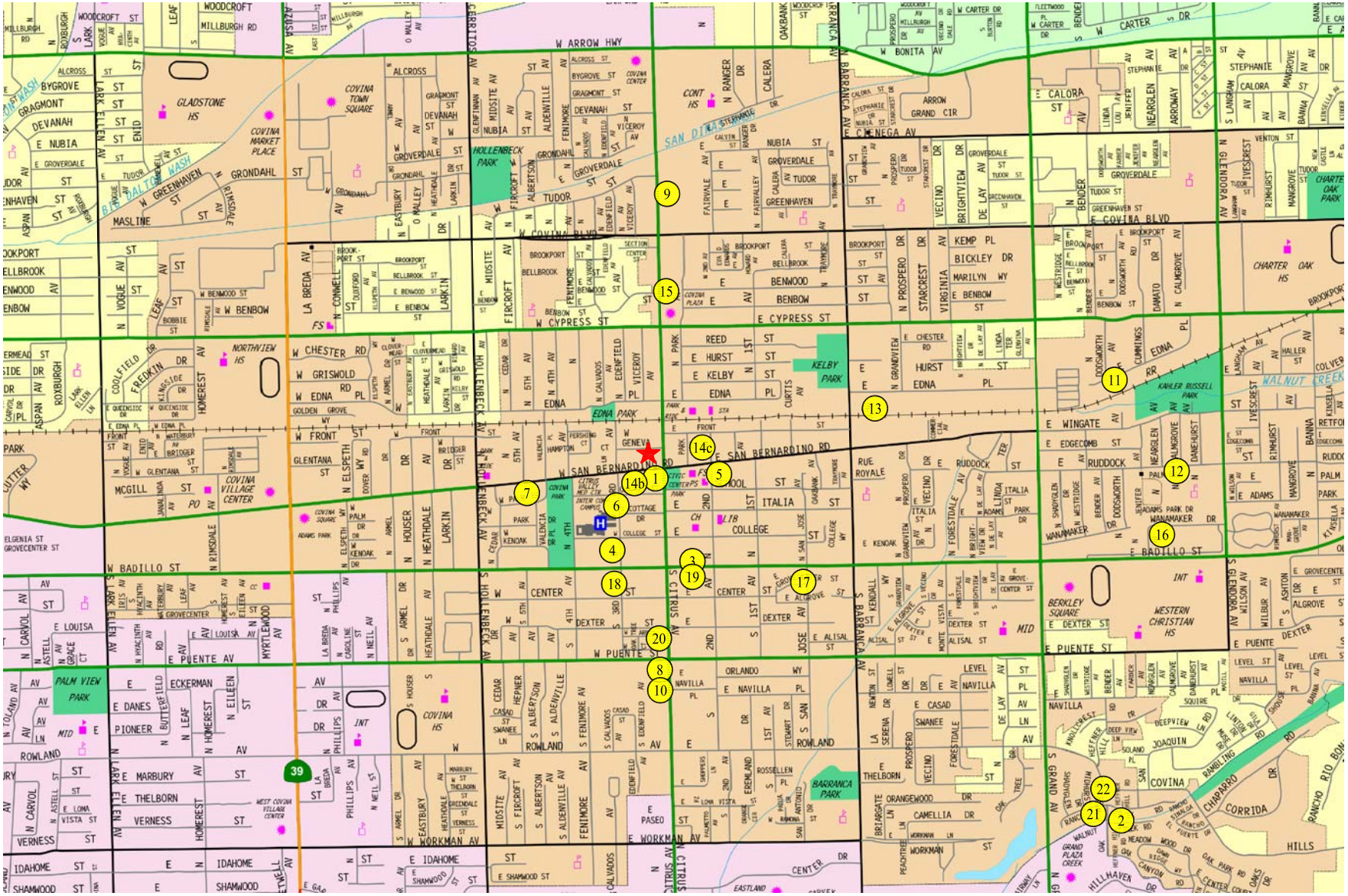
TABLE 6-1
RELATED PROJECTS LIST AND TRIP GENERATION [1]

MAP NO.	PROJECT STATUS	PROJECT NAME/NUMBER ADDRESS/LOCATION	LAND USE DATA		PROJECT DATA SOURCE	DAILY TRIP ENDS [2] VOLUMES	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]		
			LAND-USE	SIZE			IN	OUT	TOTAL	IN	OUT	TOTAL
1	Approved	City Ventures Covina 3 400 Block North Citrus Avenue	Condominium Retail	68 DU 5,794 GLSF	[3] [4]	395 247	5 4	25 2	30 6	23 10	12 11	35 21
2	Proposed	Covina Park View Hotel Park View Drive south of Holt Avenue	Hotel	130 Rooms	[5]	1,062	41	28	69	40	38	78
3	Built	166 East Center Street	Apartment	5 DU	[6]	33	1	2	3	2	1	3
4	Built	269-275 West Center Street	Apartment	8 DU	[6]	53	1	3	4	3	2	5
5	Proposed	Covina Assembly of God 250 East San Bernardino Road	Church Addition	9,400 GSF	[7]	86	3	2	5	2	3	5
6	Built	Citrus Valley Medical Hospital 210 West San Bernardino Road	Hospital Addition	3,000 GSF	[8]	40	2	1	3	1	2	3
7	Built	500 West San Bernardino Road	Medical Office	9,000 GSF	[9]	325	17	5	22	9	23	32
8	Built	Starbucks Coffee 611 South Citrus Avenue	Coffee Shop with Drive-Through	1,867 GSF	[10]	1,528	96	92	188	40	40	80
9	Built	Starbucks Coffee 108 East Arrow Highway	Coffee Shop with Drive-Through	1,840 GSF	[10]	1,506	94	91	185	40	39	79
10	Built	Sage Chevrolet 635 South Citrus Avenue	Automobile Sales	30,000 GSF	[11]	744	29	1	30	13	32	45
11	Under Construction	800 North Banna Avenue	Single-Family Residential Public Park	63 DU 2 Acres	[12] [13]	600 4	12 5	35 4	47 9	40 4	23 3	63 7
12	Approved	1732 East Ruddock Street	Single-Family Residential	4 DU	[12]	38	1	2	3	3	1	4
13	Under Construction	777 Enda Place	Light Industrial	99,272 GSF	[14]	692	80	11	91	12	84	96
14b 14c	Proposed	Covina Townhomes (Sites B1, B2 & C)	Townhomes Retail Office	18 DU 3,370 GLSF 1,030 GSF		219	6	7	13	11	10	21
15	Graded	1162 North Citrus Avenue	Condominium Retail Office Event Center	117 DU 4,800 GLSF 15,000 GSF 25,000 GSF	[3] [4] [16] [17]	680 205 165 846	9 3 20 34	42 2 3 17	51 5 23 51	41 9 4 34	20 9 18 35	61 18 22 69

TABLE 6-1 (Continued)
RELATED PROJECTS LIST AND TRIP GENERATION [1]

MAP NO.	PROJECT STATUS	PROJECT NAME/NUMBER ADDRESS/LOCATION	LAND USE DATA		PROJECT DATA SOURCE	DAILY TRIP ENDS [2]	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]		
			LAND-USE	SIZE		VOLUMES	IN	OUT	TOTAL	IN	OUT	TOTAL
16	Approved	1650 East Old Badillo	Assisted Living	32 Occ. Beds	[18]	88	4	2	6	5	4	9
17	Built	308 Barranca Avenue	Townhomes	5 DU	[3]	29	0	2	2	2	1	3
18	Approved	276 West Dexter Street	Condominium	3 DU	[3]	17	0	1	1	1	1	2
19	Under Construction	172 East Center Street	Apartment	5 DU	[6]	33	1	2	3	2	1	3
20	Approved	525 South Citrus Avenue	Retail/Office Restaurant	5,900 GLSF 5,000 GSF	[4] [19]	252 2,481	4 116	2 111	6 227	11 85	11 78	22 163
21	Proposed	Kaiser Permanente 1123 Park View Drive	Medical Office	42,000 GSF	[9]	1,517	79	21	100	42	108	150
22	Proposed	Southeast corner of Park View Drive and Holt Avenue	Assisted Living	91 Occ. Beds	[18]	249	11	5	16	13	13	26
TOTAL						14,134	678	521	1,199	502	623	1,125

[1] Source: City of Covina Community Development Department. Trip generation for the related projects are based on ITE "Trip Generation Manual", 9th Edition, 2012 (as referenced in the Project Data Source column), except as noted. City of West Covina Planning Department was also contacted and no related projects within the study area were identified.
[2] Trips are one-way traffic movements, entering or leaving.
[3] ITE Land Use Code 230 (Residential Condominium/Townhouse) trip generation average rates.
[4] ITE Land Use Code 820 (Shopping Center) trip generation average rates.
[5] Source: "Covina Park View Hotel Traffic Impact Study", prepared by Hartzog & Crabill, Inc., July 10, 2017.
[6] ITE Land Use Code 220 (Apartment) trip generation average rates.
[7] ITE Land Use Code 560 (Church) trip generation average rates.
[8] ITE Land Use Code 610 (Hospital) trip generation average rates.
[9] ITE Land Use Code 720 (Medical-Dental Office Building) trip generation average rates.
[10] ITE Land Use Code 937 (Coffee/Donut Shop with Drive-Through Window) trip generation average rates.
[11] Source: "635 South Citrus Avenue Project Traffic Impact Study", prepared by LLG Engineers, August 27, 2014.
[12] ITE Land Use Code 210 (Single-Family Residential) trip generation average rates.
[13] ITE Land Use Code 411 (City Park) trip generation average rates.
[14] ITE Land Use Code 110 (Light Industrial) trip generation average rates.
[15] ITE Land Use Code 932 High-Turnover (Sit-Down) Restaurant trip generation average rates.
[16] ITE Land Use Code 710 (General Office) trip generation average rates.
[17] ITE Land Use Code 495 (Recreational Community Center) trip generation average rates.
[18] ITE Land Use Code 254 (Assisted Living) trip generation average rates.
[19] ITE Land Use Code 934 (Fast-Food Restaurant with Drive-Through) trip generation average rates.



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MAP SOURCE: RAND MCNALLY & COMPANY

★ PROJECT SITE

FIGURE 6-1
LOCATION OF RELATED PROJECTS

LINSCOTT, LAW & GREENSPAN, engineers

COVINA TOWNHOMES (SITE A) PROJECT

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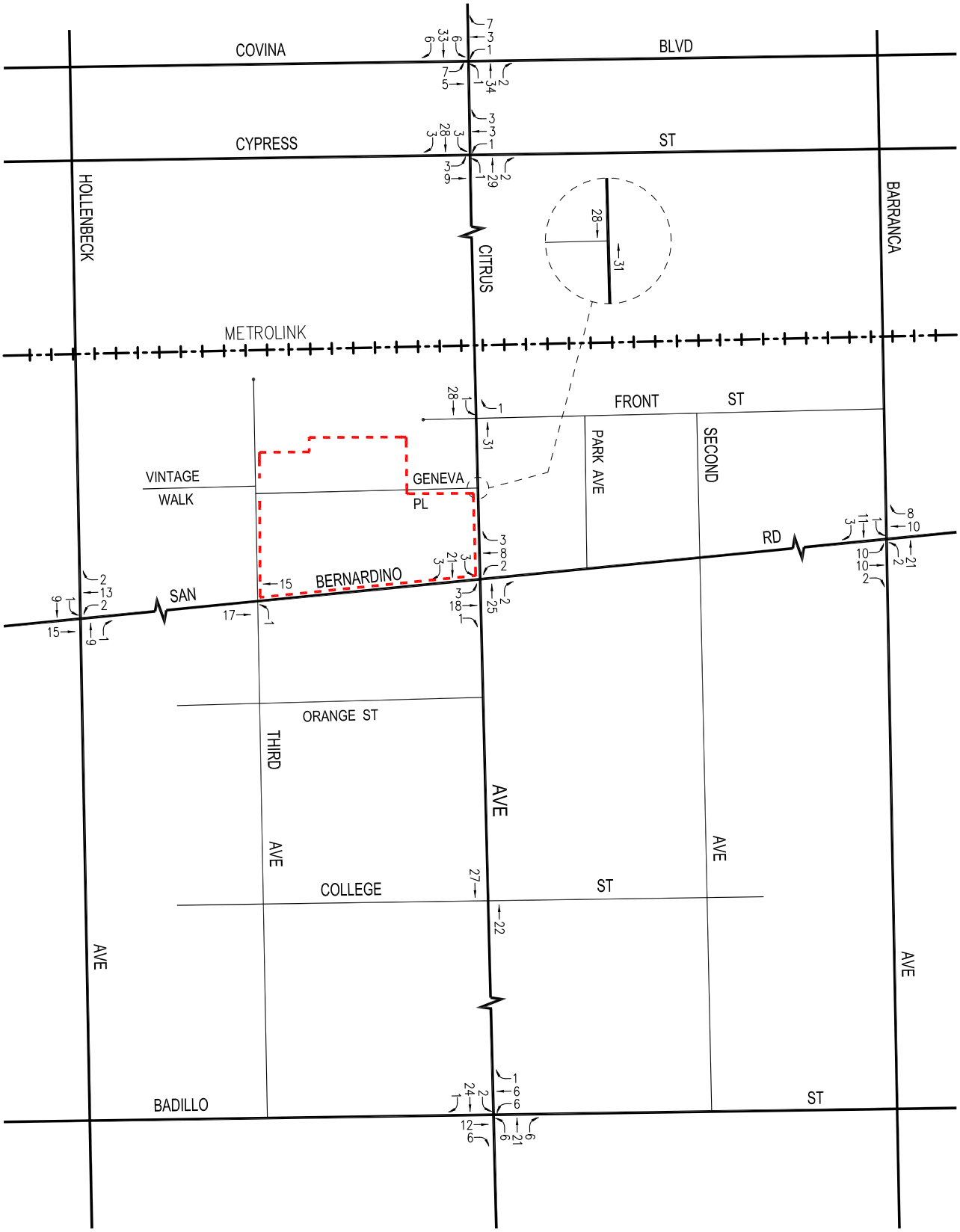

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PROJECT SITE

FIGURE 6-2

RELATED PROJECTS TRAFFIC VOLUMES

WEEKDAY AM PEAK HOUR

COVINA TOWNHOMES (SITE A) PROJECT

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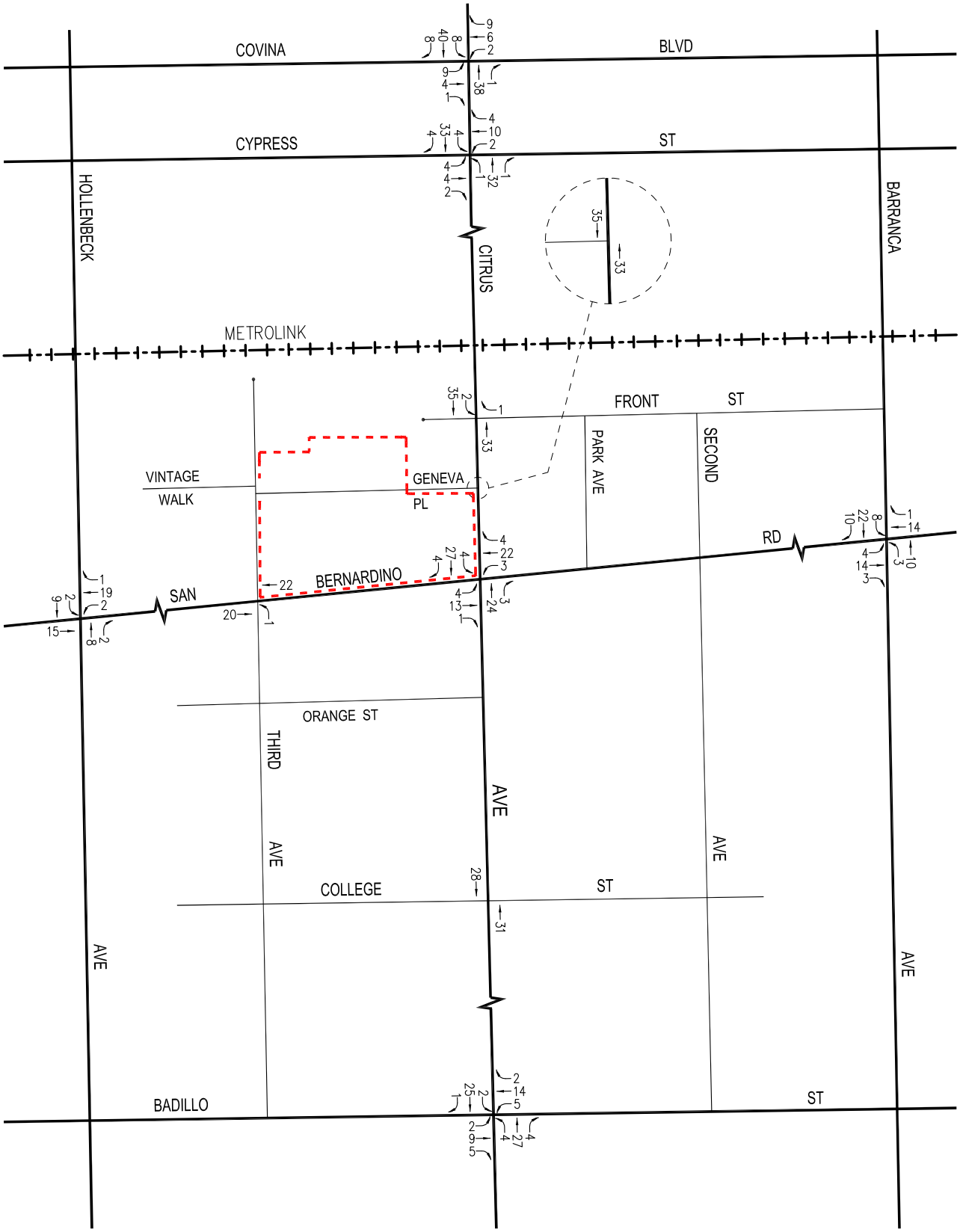

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FIGURE 6-3
RELATED PROJECTS TRAFFIC VOLUMES
WEEKDAY PM PEAK HOUR
COVINA TOWNHOMES (SITE A) PROJECT

LINSCOTT, LAW & GREENSPAN, engineers

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6.2 Ambient Traffic Growth Factor

In order to account for unknown related projects not included in this analysis, the existing traffic volumes were increased at an annual rate of one percent (1.0%) per year to the year 2020 (i.e., the anticipated year of project build-out). The ambient growth factor was based on general traffic growth factors provided in the *2010 Congestion Management Program* (the "CMP manual"). The general traffic growth factors provided in the CMP manual for the Regional Statistical Area (RSA) 26, which includes the Covina and West Covina areas, has an annual traffic volume growth rate of approximately 0.46% per year between years 2010 and 2020. Thus, application of a one percent (1.0%) annual growth factor allows for a conservative, worst-case forecast of future traffic volumes in the area. Further, it is noted that the CMP manual's traffic growth rate is intended to anticipate future traffic generated by development projects in the project vicinity. Thus, the inclusion in this traffic analysis of both a forecast of traffic generated by the known related projects plus the use of an ambient growth traffic factor based on CMP traffic model data results in a conservative estimate of future traffic volumes at the study intersections.

7.0 TRAFFIC FORECASTING METHODOLOGY

In order to estimate the traffic impact characteristics of the proposed Covina Townhomes (Site A) Project, a multi-step process has been utilized. The first step of the forecasting process is trip generation, which estimates the total arriving and departing traffic volumes on a peak hour and daily basis. The traffic generation potential is typically forecast by applying the appropriate vehicle trip generation equations or rates to the project development tabulation.

The second step of the forecasting process is trip distribution, which identifies the origins and destinations of inbound and outbound project traffic volumes. These origins and destinations are typically based on demographics and existing/anticipated travel patterns in the study area.

The third step of the forecasting process is traffic assignment, which involves the allocation of project traffic to study area streets and intersections. Traffic assignment is typically based on minimization of travel time, which may or may not involve the shortest route, depending on prevailing operating conditions and travel speeds. Traffic distribution patterns are indicated by general percentage orientation, while traffic assignment allocates specific volume forecasts to individual roadway links and intersection turning movements throughout the study area.

With the forecasting process complete and project traffic assignments developed, the impact of the proposed project is isolated by comparing operational (i.e., Levels of Service) conditions at selected key intersections using existing and expected future traffic volumes with and without forecast project traffic. The need for site-specific traffic improvements can then be evaluated and the significance of the project's impacts identified.

7.1 Project Traffic Generation

Traffic generation is expressed in vehicle trip ends, defined as one-way vehicular movements, either entering or exiting the generating land use. Traffic volumes expected to be generated by the proposed project during the weekday AM and PM peak hours, as well as on a daily basis for a weekday, were estimated using rates published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*[8]. Traffic volumes expected to be generated by the proposed project were based upon rates per dwelling unit or gross square-footage, as appropriate. ITE Land Use Code 230 (Residential Condominium/Townhouse), ITE Land Use Code 820 (Shopping Center), and ITE Land Use Code 932 (High-Turnover [Sit-Down] Restaurant) trip generation average rates were used to forecast the traffic volumes expected to be generated by the proposed project for Site A.

In addition to the ITE trip generation forecast, a forecast was made of likely pass-by trips. Pass-by trips are made as intermediate stops on the way from an origin to a primary destination without a route diversion. Pass-by trips are attracted from traffic passing the site on an adjacent street or roadway that offers direct access to the site. In this instance, the adjacent roadway to the existing project site includes Citrus Avenue and San Bernardino Road. Accordingly, a 10

[8] Institute of Transportation Engineers *Trip Generation Manual*, 9th Edition, 2012.

percent (10%) pass-by trip reduction adjustment was applied only to the retail and restaurant land use components.

The ITE manual contains trip rates for a variety of land uses (including condominiums, offices, shopping centers, etc.), which have been derived based on traffic counts conducted at existing sites. However, the traffic count data submitted to ITE is for free-standing sites generally located in suburban locations, which likely do not reflect the trip generation characteristics for projects located in urban areas such as the City of Covina's Town Center. Thus, the trip rates provided in the ITE *Trip Generation Manual* (derived from traffic counts at suburban projects) would be expected to overstate the trip generation potential of projects located in and near the town center, including the proposed Covina Townhomes project.

As stated on page 1 of the ITE *Trip Generation, 9th Edition, User's Guide*: "Data were primarily collected at suburban locations having little or no transit service, nearby pedestrian amenities, or travel demand management (TDM) programs. At specific sites, the user may wish to modify trip generation rates presented in this document to reflect the presence of public transportation service, ridesharing, or other TDM measures; enhanced pedestrian and bicycle trip-making opportunities; or other special characteristics of the site or surrounding area. When practical, the user is encouraged to supplement the data in this document with local data that have been collected at similar sites." The area adjacent to the project site provides public transportation service, as well as enhanced pedestrian and bicycle trip-making opportunities. Accordingly, as encouraged by ITE, additional trip generation data was reviewed at existing development sites in urban areas similar to Covina. Two recent research efforts by the Transportation Research Board[9] (the "TRB" report) and California Department of Transportation[10] (the "Caltrans report") have been conducted for purposes of evaluating the trip generation characteristics at development sites located in urban areas in close proximity to transit stations/hubs.

The TRB report evaluated trip generation at 17 transit-oriented development (TOD) sites, generally defined as mixed-use developments within easy walking distance of a transit station, in four urbanized areas of the country: Philadelphia/Northeast New Jersey; Portland, Oregon; metropolitan Washington, D.C.; and the San Francisco East Bay area. The 17 TOD sites studied are residential developments. Driveway traffic counts conducted at the TOD sites were compared to the forecast trip generation that would be calculated using applicable and unadjusted trip rates from the ITE *Trip Generation Manual*. Based on the traffic count data collected at the TODs, the TRB report concludes the following:

- Daily (24-hour): 44% fewer vehicle trips at TODs as compared to ITE trip rates
- AM peak hour: 49% fewer vehicle trips at TODs as compared to ITE trip rates

[9] *TCRP* [Transit Cooperative Research Program] *Report 128 – Effects of TOD on Housing, Parking, and Travel* published by the Transportation Research Board in 2008.

[10] *Trip-Generation Rates for Urban Infill Land Uses in California* prepared for Caltrans by the Association of Bay Area Governments in April 2008.

- PM peak hour: 48% fewer vehicle trips at TODs as compared to ITE trip rates

The Caltrans report evaluated trip generation at eight urban infill sites located in close proximity to transit stations and/or transit hubs in the Berkeley and San Diego areas. The eight sites studied are residential developments. Driveway traffic counts conducted at the sites were compared to the forecast trip generation that would be calculated using applicable and unadjusted trip rates from the ITE *Trip Generation Manual*. Based on the traffic count data collected at the sites, the Caltrans report concludes the following:

- AM peak hour: 61% fewer vehicle trips at TOD sites as compared to ITE trip rates

- PM peak hour: 60% fewer vehicle trips at TOD sites as compared to ITE trip rates

It is therefore demonstrated in the TRB and Caltrans reports that vehicular trip generation is substantially reduced at urban and transit-adjacent sites as compared to what would otherwise be forecast through use of the ITE trip rates (derived from studies of generally suburban and stand-alone development projects). Further, it is reasonable to conclude that travel related to the sites studied in the TRB and Caltrans reports comprised a mixture of trips by walking, bicycling and taking public transit, with reduced emphasis on travel by the automobile. Also, as the sites studied by TRB and Caltrans were residential projects, it is reasonable to assume that the sites studied in the TRB and Caltrans reports were passively managed from a traffic management standpoint. That is, travelers used travel modes other than the automobile based on convenience and/or cost savings.

For the Covina Townhomes project, it is reasonable to conclude that its design and location within Covina's Town Center Specific Plan area and within a quarter-mile radius of the Covina Metrolink station would result in reductions in vehicle trips as compared to the trip generation forecasts that would otherwise be calculated using the applicable and unadjusted ITE trip rates in a passively managed traffic management condition. An actively managed site could be expected to yield additional trip reductions. To provide a conservative analysis, only a ten percent (10%) reduction has been assumed. The transit trip adjustment was applied after the pass-by trip adjustments were applied.

The trip generation rates and forecast of the vehicular trips anticipated to be generated by the proposed project are presented in ***Table 7-1***. The project trip generation forecast was submitted for review and approval by City staff. As summarized in *Table 7-1*, the proposed project for Site A is expected to generate a net increase of 108 vehicle trips (36 inbound trips and 72 outbound trips) during the weekday AM peak hour. During the weekday PM peak hour, the proposed project is expected to generate a net increase of 145 vehicle trips (87 inbound trips and 58 outbound trips). Over a 24-hour period, the proposed project is forecast to generate a net increase of 1,700 daily vehicle trip ends (850 inbound trips and 850 outbound trips) during a typical weekday.

Table 7-1
PROJECT TRIP GENERATION [1]

LAND USE	SIZE	DAILY TRIP ENDS [2] VOLUMES	AM PEAK HOUR VOLUMES [2] IN	AM PEAK HOUR VOLUMES [2] OUT	AM PEAK HOUR VOLUMES [2] TOTAL	PM PEAK HOUR VOLUMES [2] IN	PM PEAK HOUR VOLUMES [2] OUT	PM PEAK HOUR VOLUMES [2] TOTAL
Site A								
Residential Townhome [3]	161 DU	936	12	59	71	56	28	84
Restaurant [4]	3,800 GSF	483	23	18	41	22	15	37
Retail [5]	13,500 GLSF	576	8	5	13	24	26	50
Less Pass-by Adjustment (10%) [6]		(106)	(3)	(2)	(5)	(5)	(4)	(9)
Less Transit Adjustment (10%) [7]		(189)	(4)	(8)	(12)	(10)	(7)	(17)
TOTAL FOR SITE A		**1,700**	**36**	**72**	**108**	**87**	**58**	**145**

[1] Source: ITE "Trip Generation Manual", 9th Edition, 2012.

[2] Trips are one-way traffic movements, entering or leaving.

[3] ITE Land Use Code 230 (Residential Condominium/Townhouse) trip generation average rates.
- Daily Trip Rate: 5.81 trips/dwelling unit; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.44 trips/dwelling unit; 17% inbound/83% outbound
- PM Peak Hour Trip Rate: 0.52 trips/dwelling unit; 67% inbound/33% outbound

[4] ITE Land Use Code 932 (High-Turnover [Sit-Down] Restaurant) trip generation average rates.
- Daily Trip Rate: 127.15 trips/1,000 SF of floor area; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 10.81 trips/1,000 SF of floor area; 55% inbound/45% outbound
- PM Peak Hour Trip Rate: 9.85 trips/1,000 SF of floor area; 60% inbound/40% outbound

[5] ITE Land Use Code 820 (Shopping Center) trip generation average rates.
- Daily Trip Rate: 42.7 trips/1,000 SF of gross leasable floor area; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.96 trips/1,000 SF of gross leasable floor area; 62% inbound/38% outbound
- PM Peak Hour Trip Rate: 3.71 trips/1,000 SF of gross leasable floor area; 48% inbound/52% outbound

[6] Pass-by trips are made as intermediate stops on the way from an origin to a primary destination without a route diversion. Pass-by trips are attracted from the traffic passing the site on an adjacent street or roadway that offers direct access to the site. A pass-by adjustment factor of 10% was only applied to the retail and restaurant land use components for the weekday daily, AM peak hour, and PM peak hour trip generation forecasts.

[7] A transit adjustment of 10% was applied to all the land use components due to the proximity to the Metrolink Covina station located at 600 N. Citrus Avenue. The transit adjustments were applied after the pass-by adjustments were applied.

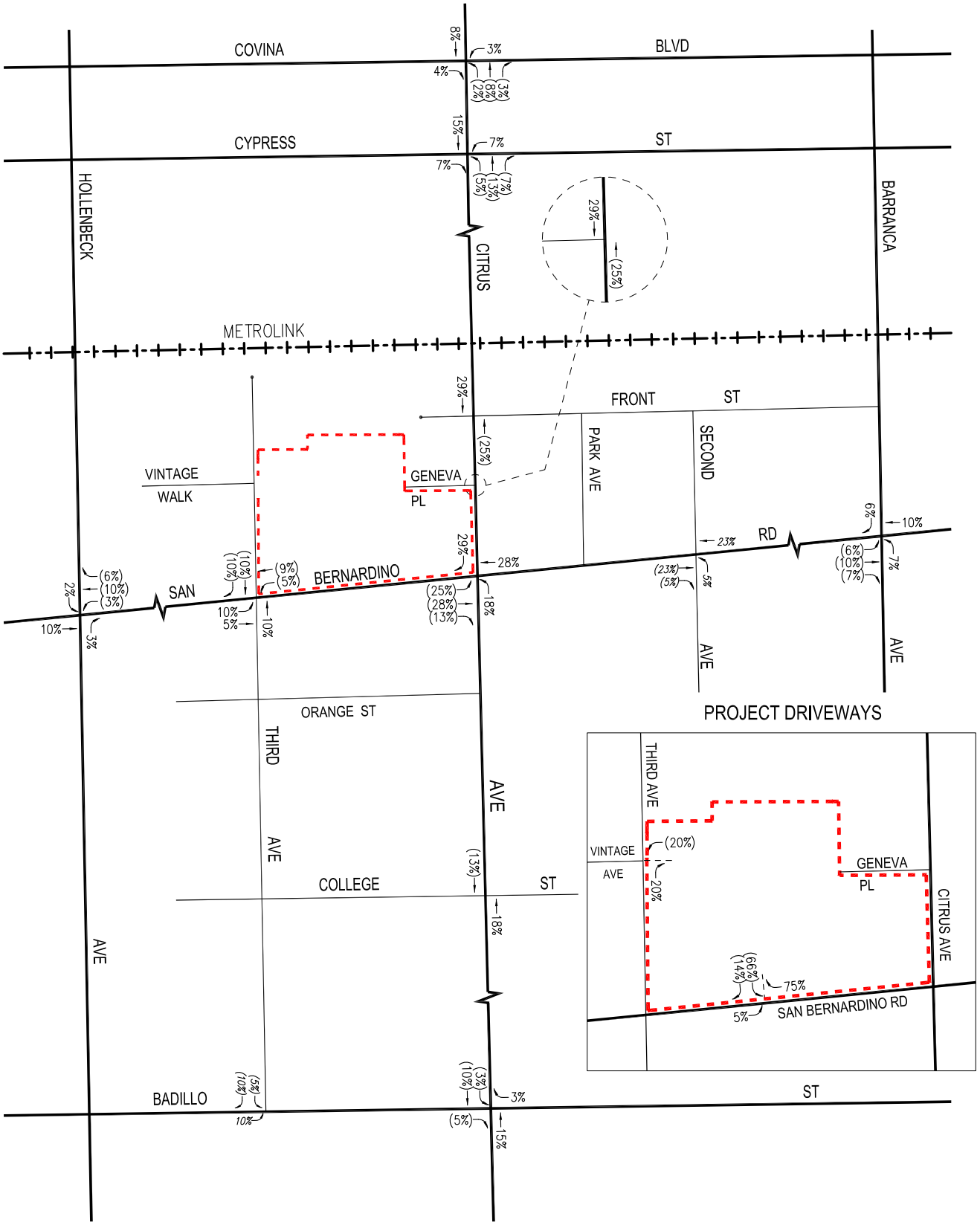
7.2 Project Traffic Distribution and Assignment

Project traffic volumes both entering and exiting the site have been distributed and assigned to the adjacent street system based on the following considerations:

- The site's proximity to major traffic corridors (i.e., Hollenbeck Avenue, Citrus Avenue, Barranca Avenue, Covina Boulevard, Cypress Street, San Bernardino Road, Badillo Street, etc.);
- Expected traffic flow patterns based on adjacent roadway channelization and presence of traffic signals;
- Existing intersection traffic volumes;
- Proposed ingress/egress schemes at the project site;
- Nearby population and employment centers;
- Input from City staff.

A general, directional traffic distribution pattern was prepared for the residential and commercial components of the proposed project. The distribution pattern for the residential component of the proposed project is presented in ***Figure 7-1***, and the distribution pattern for the retail and restaurant components is presented in ***Figure 7-2***. The forecast net new weekday AM and PM peak hour project traffic volumes associated with the build-out of Site A are presented in ***Figures 7-3*** and ***7-4***, respectively. The net new project traffic volume assignments presented in *Figures 7-3* and *7-4* reflect the traffic distribution characteristics shown in *Figures 7-1* and *7-2* and the project traffic generation forecast presented in *Table 7-1*.

As noted previously, existing morning and afternoon peak period traffic counts were conducted at the two study intersections on Geneva Place (i.e., Study Intersection No. 2: Third Avenue/Vintage Walk-Geneva Place and Study Intersection No. 7: Citrus Avenue/Geneva Place). Eastbound and westbound vehicles observed to utilize Geneva Place at these two intersections were redistributed to other east-west oriented streets (i.e., San Bernardino Road or Front Street) in order to account for the partial street vacation of Geneva Place. The net new project traffic volume assignments presented in *Figures 7-3* and *7-4* reflect the traffic distribution characteristics shown in *Figures 7-1* and *Figure 7-2*, the project traffic generation forecast presented in *Table 7-1*, and the redistribution of existing traffic volumes due to the partial vacation of Geneva Place.



NOT TO SCALE

PROJECT SITE
XX = INBOUND PERCENTAGES
(XX) = OUTBOUND PERCENTAGES

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FIGURE 7-1
PROJECT TRIP DISTRIBUTION
RESIDENTIAL COMPONENT
COVINA TOWNHOMES (SITE A) PROJECT

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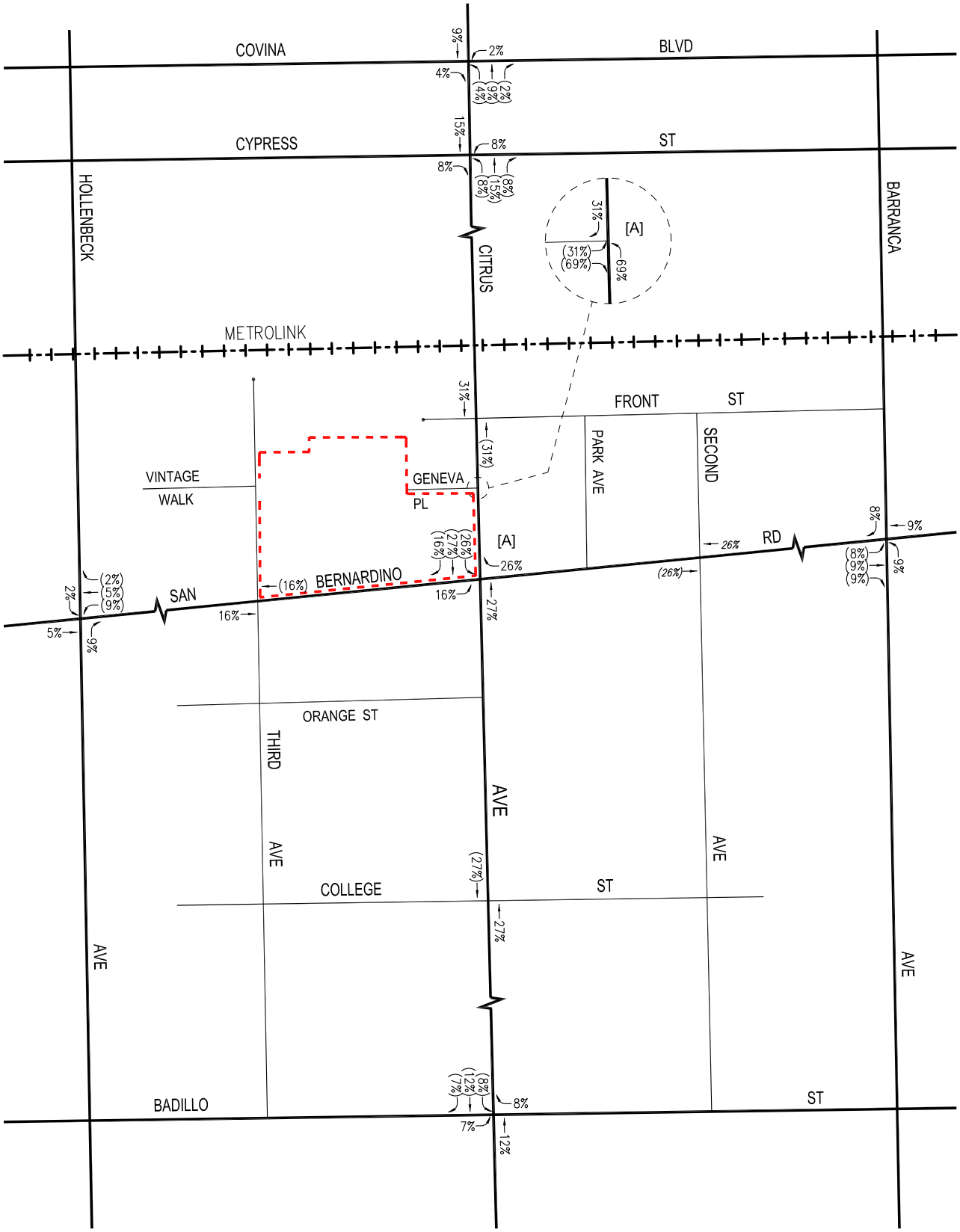

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PROJECT SITE

XX = INBOUND PERCENTAGES

(XX) = OUTBOUND PERCENTAGES

[A] = NO PASS-BY TRIP ADJUSTMENT APPLIED AT THESE STUDY INTERSECTIONS

LINSCOTT, LAW & GREENSPAN, engineers

FIGURE 7-2

PROJECT TRIP DISTRIBUTION

RETAIL/RESTAURANT COMPONENT

COVINA TOWNHOMES (SITE A) PROJECT

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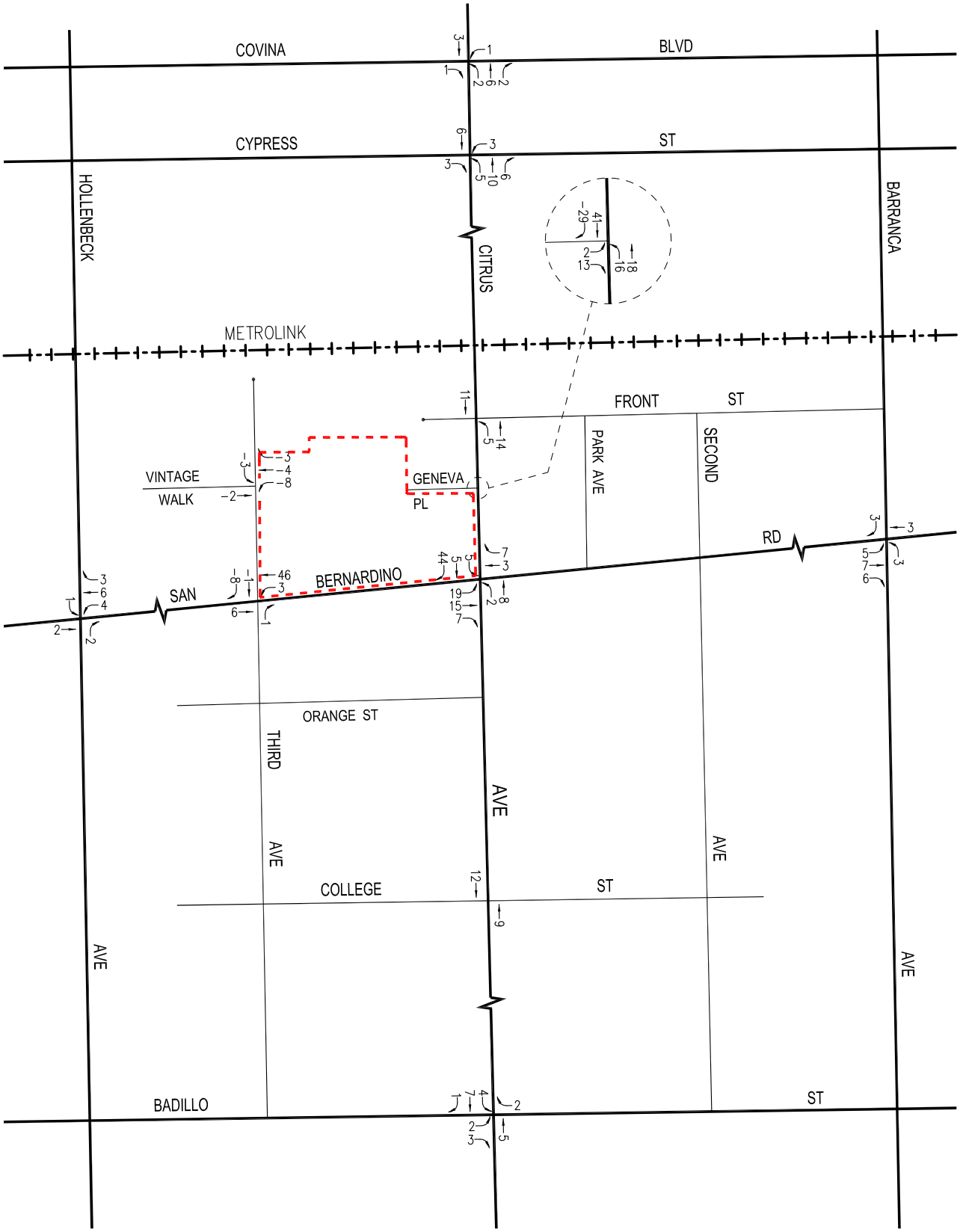

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PROJECT SITE

FIGURE 7-3

NET NEW PROJECT TRAFFIC VOLUMES

WEEKDAY AM PEAK HOUR

COVINA TOWNHOMES (SITE A) PROJECT

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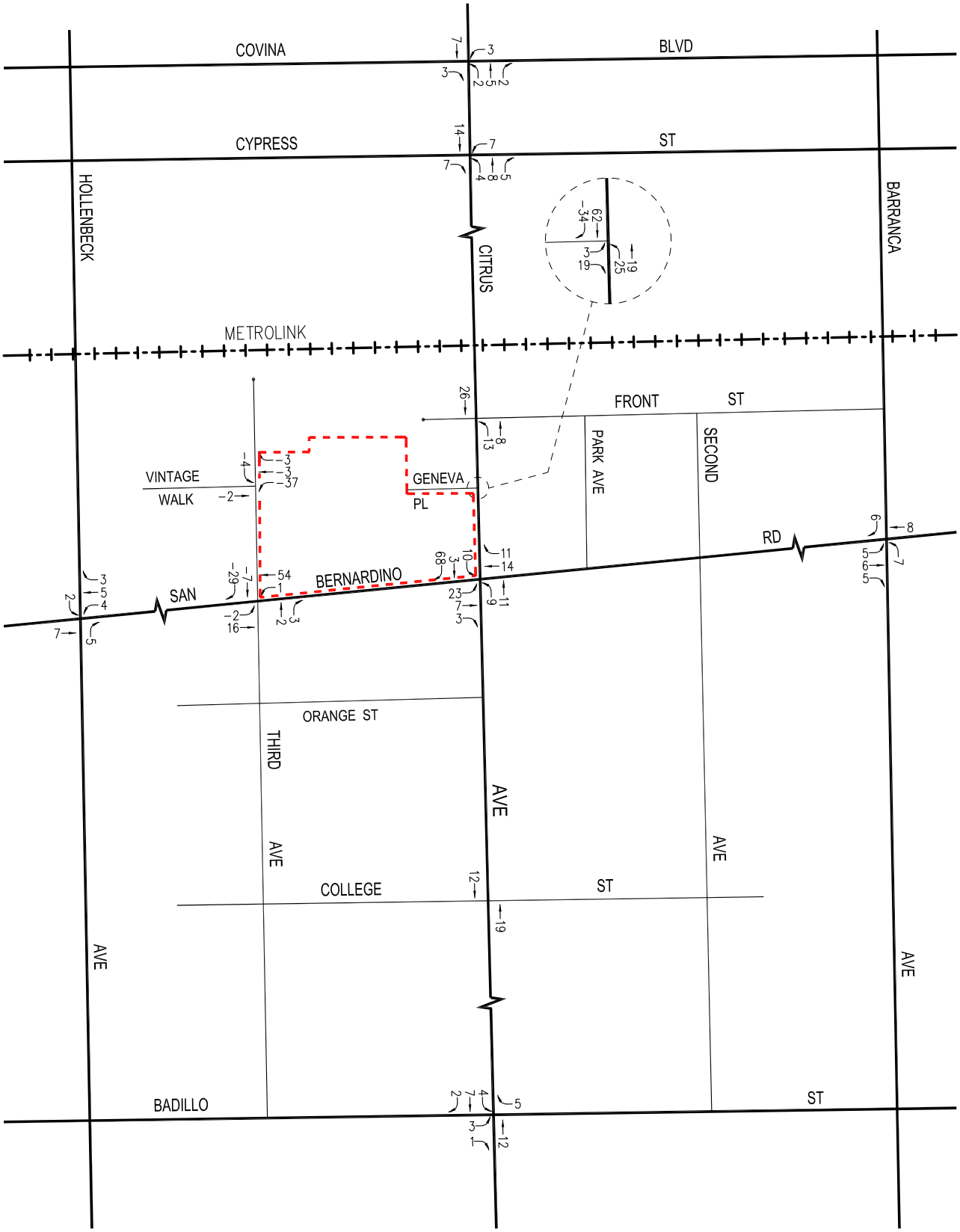

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PROJECT SITE

FIGURE 7-4

NET NEW PROJECT TRAFFIC VOLUMES

WEEKDAY PM PEAK HOUR

COVINA TOWNHOMES (SITE A) PROJECT

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8.0 TRAFFIC IMPACT ANALYSIS METHODOLOGY

8.1 Signalized Intersections

Of the eleven study intersections, nine are currently signalized. The signalized intersections were evaluated using the Intersection Capacity Utilization (ICU) method of analysis which determines Volume-to-Capacity (*v/c*) ratios on a critical lane basis. The ICU method is intended for signalized intersection analysis and determines the *v/c* ratios on a critical lane basis (i.e., based on the individual *v/c* ratios for key conflicting traffic movements). The ICU numerical value represents the percent signal (green) time, and thus capacity, required by existing and/or future traffic. It should be noted that the ICU methodology assumes uniform traffic distribution per intersection approach lane and optimal signal timing. The overall intersection *v/c* ratio is subsequently assigned a Level of Service (LOS) value to describe intersection operations. Level of Service varies from LOS A (free flow) to LOS F (jammed condition). A description of the ICU method and corresponding Level of Service is provided in ***Appendix B***.

As directed by the City of Covina's *Traffic Impact Analysis Guidelines* (May 2014), the ICU calculations use a lane capacity of 1,600 vehicles per hour (vph) for left-turn, through, and right-turn lanes, and a dual turn-lane capacity of 2,880 vph. A clearance interval of 0.05 also is included in the ICU calculations.

8.2 Unsignalized Intersections

The two unsignalized study intersections are currently two-way stop-controlled (TWSC). The unsignalized intersections were evaluated using the methodology outlined in Chapter 19 of the 2010 Highway Capacity Manual (HCM). The HCM method determines the average control delay experienced at the intersections. Average control delay for any particular movement is a function of the capacity of the approach and the degree of saturation. The average control delay is measured in seconds per vehicle, and includes delay due to deceleration to a stop at the back of the queue from free-flow speed, move-up time within the queue, stopped delay at the front of the queue, and delay due to acceleration back to free-flow speed. A description of the HCM method and corresponding Level of Service is also provided in *Appendix B.*

The TWSC methodology estimates the average control delay for each minor-street movement (or shared movement) as well as major-street left-turns and determines the LOS for each constrained movement. LOS is not defined for the overall TWSC intersection because major-street movements with no delays typically result in a weighted average delay that is extremely low. As directed by the City of Covina's *Traffic Impact Analysis Guidelines* (May 2014), the worst approach lane group control delay is reported in place of overall intersection control delay.

8.3 Impact Criteria and Thresholds

The relative impact of the added project traffic volumes to be generated by the proposed Covina Townhomes (Site A) Project during the weekday AM and PM peak hours was evaluated based on analysis of existing and future operating conditions at the study intersections, without and with the proposed project. The previously discussed capacity analysis procedures were utilized

to evaluate the future *v/c* or delay relationships and service level characteristics at each study intersection.

The significance of the potential project-generated traffic impacts was identified using the traffic impact criteria set forth in the City of Covina's *Traffic Impact Analysis Guidelines* (May 2014). According to the City's traffic study guidelines, a significant transportation impact is determined based on the impact threshold criteria presented in ***Table 8-1***.

Table 8-1
CITY OF COVINA
SIGNALIZED INTERSECTION IMPACT THRESHOLD CRITERIA

Pre-Project *v/c*	**Level of Service**	**Project Related Increase in *v/c***
0.71 to 0.80	C	equal to or greater than 0.04
0.81 to 0.90	D	equal to or greater than 0.02
0.91 or more	E / F	equal to or greater than 0.01
UNSIGNALIZED INTERSECTION IMPACT THRESHOLD CRITERIA		
Pre-Project Delay	**Level of Service**	**Project Related Increase in Delay**
≤ 25.0 seconds	A/B/C	LOS D or worse
> 25.0 seconds	D/E/F	equal to or greater than 5.0 seconds

The City's traffic study guidelines require mitigation of project traffic impacts whenever traffic generated by the proposed development exceeds the criteria above.

8.4 Traffic Impact Analysis Scenarios

Level of Service calculations have been prepared for the following scenarios for the study intersections:

(a) Existing (2018) conditions.

(b) Condition (a) with completion and occupancy of the project (Site A), including existing traffic volume shifts due to the partial street vacation of Geneva Place.

(c) Condition (b) with implementation of project mitigation measures, where necessary.

(d) Condition (a) plus one percent (1.0%) annual ambient traffic growth through year 2020 and with completion and occupancy of the related projects (i.e., future cumulative baseline)

(e) Condition (d) with completion and occupancy of the project (Site A), including existing traffic volume shifts due to the partial street vacation of Geneva Place.

(f) Condition (e) with implementation of project mitigation measures, where necessary.

The traffic volumes for each new condition were added to the volumes in the prior condition to determine the change in capacity utilization or control delay at the study intersections.

9.0 TRAFFIC ANALYSIS

The traffic impact analysis prepared for the study intersections using the ICU and HCM methodologies and application of the City of Covina significant traffic impact criteria is summarized in ***Table 9-1***. The ICU and HCM data worksheets for the analyzed intersections are contained in *Appendix B.*

9.1 Existing Conditions

9.1.1 *Existing Conditions*

As indicated in column [1] of *Table 9-1*, nine of the study intersections are presently operating at LOS B or better during the weekday AM and PM peak hours under existing conditions. Two of the study intersections (i.e., Intersection No.1: Hollenbeck Avenue/San Bernardino Road and Intersection No. 10: Citrus Avenue/Badillo Street) are currently operating at LOS E during the weekday PM peak hour. As previously mentioned, the existing traffic volumes at the study intersections during the weekday AM and PM peak hours are displayed in *Figures 5-1* and *5-2*, respectively.

9.1.2 *Existing With Project Conditions*

As shown in column [2] of *Table 9-1*, application of the City's threshold criteria to the "Existing With Project" scenario indicates that the proposed project is not expected to create significant impacts at any of the study intersections. Incremental, but not significant, impacts are noted at the study intersections. It should also be noted that the redistribution of the traffic volumes due to the partial street vacation of Geneva Place at the surrounding intersections in the vicinity of Geneva Place (i.e., the Third Avenue/San Bernardino Road, Citrus Avenue/Front Street, and Citrus Avenue/San Bernardino Road intersections) is reflected in the Existing With Project conditions. Because there are no significant impacts, no traffic mitigation measures are required or recommended for the study intersections under the "Existing With Project" condition. The existing with project (existing plus project) traffic volumes at the study intersections during the weekday AM and PM peak hours are provided in ***Figures 9-1*** and ***9-2***, respectively.

9.2 Future Conditions

9.2.1 *Future Without Project Conditions*

The future without project conditions were forecast based on the addition of traffic generated by the completion and occupancy of the related projects, as well as the growth in traffic due to the combined effects of continuing development, intensification of existing developments and other factors (i.e., ambient growth). The *v/c* ratios and delays at the study intersections are incrementally increased with the addition of ambient traffic and traffic generated by the related projects listed in *Table 6-1*. As presented in column [3] of *Table 9-1*, nine of the eleven of the study intersections are expected to continue operating at LOS C or better during the weekday AM and PM peak hours with the addition of growth in ambient traffic and related projects traffic under the Future Without Project condition. Two of the study intersections (i.e., Intersection No. 1: Hollenbeck Avenue/San Bernardino Road and Intersection No. 10: Citrus Avenue/Badillo

Table 9-1
SUMMARY OF VOLUME TO CAPACITY RATIOS
AND LEVELS OF SERVICE
WEEKDAY AM AND PM PEAK HOURS

			[1]		[2]				[3]		[4]			
NO.	INTERSECTION	PEAK HOUR	YEAR 2018 EXISTING V/C OR DELAY	LOS	YEAR 2018 EXISTING WITH PROJECT V/C OR DELAY	LOS	CHANGE V/C OR DELAY [(2)-(1)]	SIGNIF. IMPACT [a]	YEAR 2020 FUTURE PRE-PROJECT V/C OR DELAY	LOS	YEAR 2020 FUTURE W/ PROPOSED PROJECT V/C OR DELAY	LOS	CHANGE V/C OR DELAY [(4)-(3)]	SIGNIF. IMPACT [a]
1	Hollenbeck Avenue/	AM	0.809	D	0.814	D	0.005	No	0.839	D	0.845	D	0.006	No
	San Bernardino Road	PM	0.918	E	0.927	E	0.009	No	0.957	E	0.966	E	0.009	No
2	Third Avenue/	AM	9.1	A	9.0	A	-0.1	No	9.1	A	9.0	A	-0.1	No
	Vintage Walk - Geneva Place [b]	PM	9.1	A	8.9	A	-0.2	No	9.1	A	8.8	A	-0.3	No
3	Third Avenue/	AM	0.479	A	0.503	A	0.024	No	0.498	A	0.521	A	0.023	No
	San Bernardino Road	PM	0.558	A	0.546	A	-0.012	No	0.581	A	0.569	A	-0.012	No
4	Citrus Avenue/	AM	0.474	A	0.476	A	0.002	No	0.503	A	0.505	A	0.002	No
	Covina Boulevard	PM	0.515	A	0.519	A	0.004	No	0.552	A	0.554	A	0.002	No
5	Citrus Avenue/	AM	0.476	A	0.481	A	0.005	No	0.499	A	0.504	A	0.005	No
	Cypress Street	PM	0.477	A	0.491	A	0.014	No	0.501	A	0.514	A	0.013	No
6	Citrus Avenue/	AM	0.232	A	0.238	A	0.006	No	0.245	A	0.251	A	0.006	No
	Front Street	PM	0.330	A	0.333	A	0.003	No	0.348	A	0.350	A	0.002	No
7	Citrus Avenue/	AM	12.0	B	12.0	B	0.0	No	12.6	B	12.4	B	-0.2	No
	Geneva Place [b]	PM	12.8	B	13.4	B	0.6	No	13.5	B	14.2	B	0.7	No
8	Citrus Avenue/	AM	0.563	A	0.586	A	0.023	No	0.595	A	0.618	B	0.023	No
	San Bernardino Road	PM	0.696	B	0.710	C	0.014	No	0.737	C	0.750	C	0.013	No
9	Citrus Avenue/	AM	0.343	A	0.351	A	0.008	No	0.366	A	0.373	A	0.007	No
	College Street	PM	0.496	A	0.508	A	0.012	No	0.525	A	0.536	A	0.011	No
10	Citrus Avenue/	AM	0.871	D	0.879	D	0.008	No	0.911	E	0.919	E	0.008	No
	Badillo Street	PM	0.910	E	0.918	E	0.008	No	0.955	E	0.963	E	0.008	No
11	Barranca Avenue/	AM	0.514	A	0.521	A	0.007	No	0.541	A	0.547	A	0.006	No
	San Bernardino Road	PM	0.532	A	0.537	A	0.005	No	0.557	A	0.562	A	0.005	No

[a] City of Covina intersection impact threshold criteria is as follows:

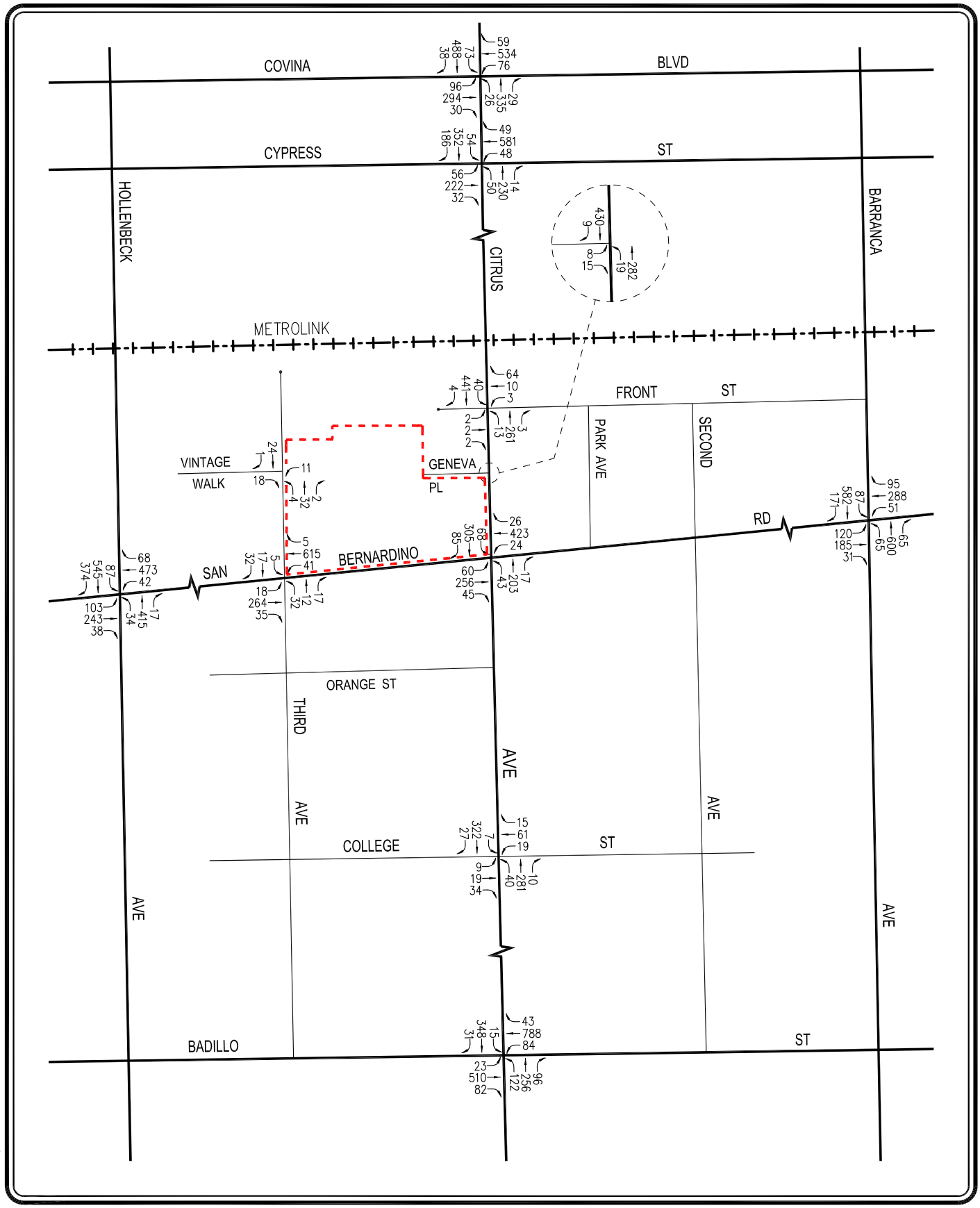
Signalized intersections:

Level of Service	Pre-Project V/C	Project-Related Increase in V/C
C	> 0.700 - 0.800	equal to or greater than 0.040
D	> 0.800 - 0.900	equal to or greater than 0.020
E/F	> 0.900	equal to or greater than 0.010

Unsignalized intersections:

Level of Service	Pre-Project Delay	Project-Related Increase in Delay
A/B/C	≤ 25.0 sec.	LOS D or worse
D/E/F	> 25.0 sec.	equal to or greater than 5.0 seconds

[b] Unsignalized intersection. Two-way stop controlled.



PROJECT SITE

NOT TO SCALE

FIGURE 9-1

EXISTING WITH PROJECT TRAFFIC VOLUMES

WEEKDAY AM PEAK HOUR

LINSCOTT, LAW & GREENSPAN, engineers

COVINA TOWNHOMES (SITE A) PROJECT

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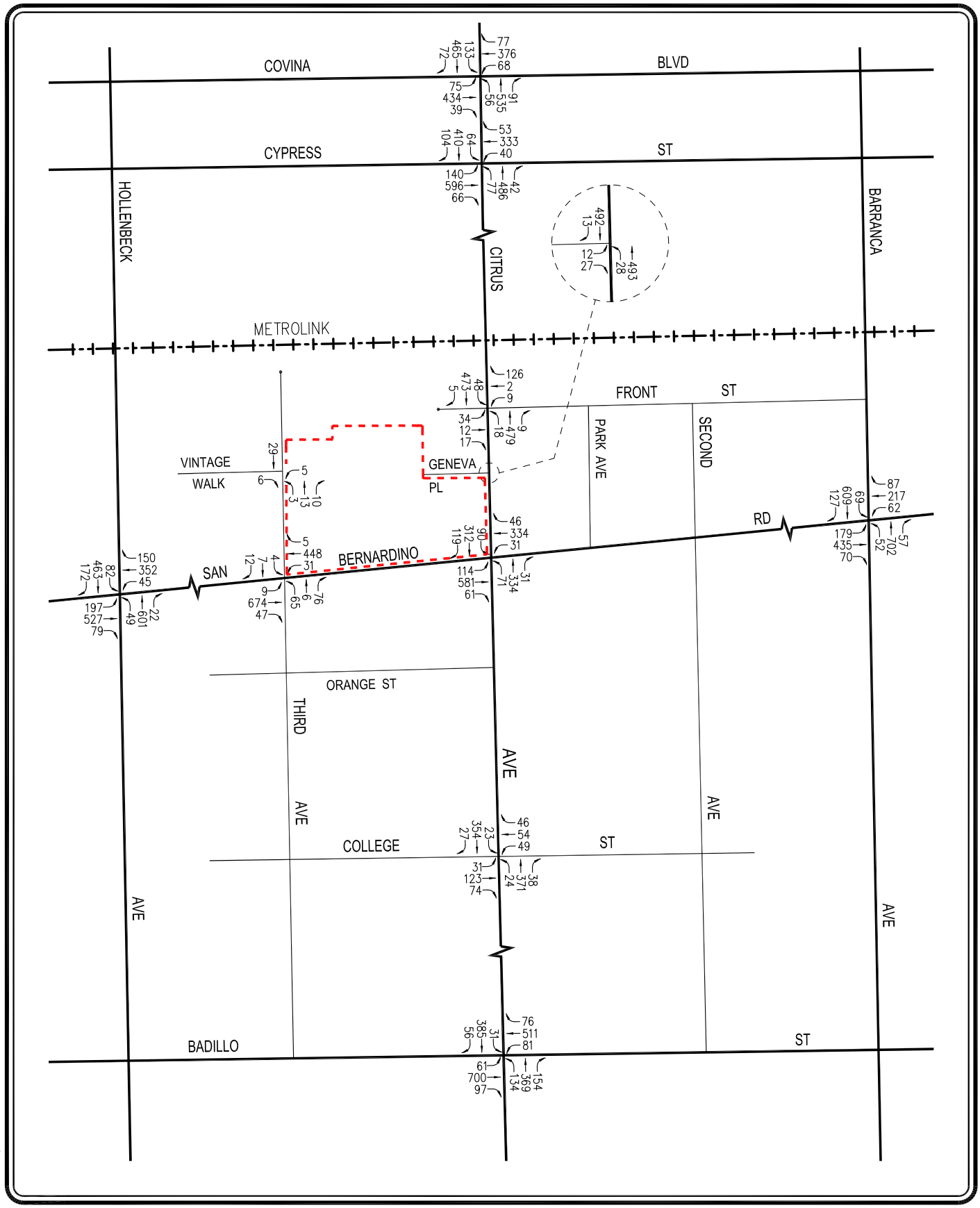

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NOT TO SCALE

PROJECT SITE

FIGURE 9-2

EXISTING WITH PROJECT TRAFFIC VOLUMES

WEEKDAY PM PEAK HOUR

LINSCOTT, LAW & GREENSPAN, engineers

COVINA TOWNHOMES (SITE A) PROJECT

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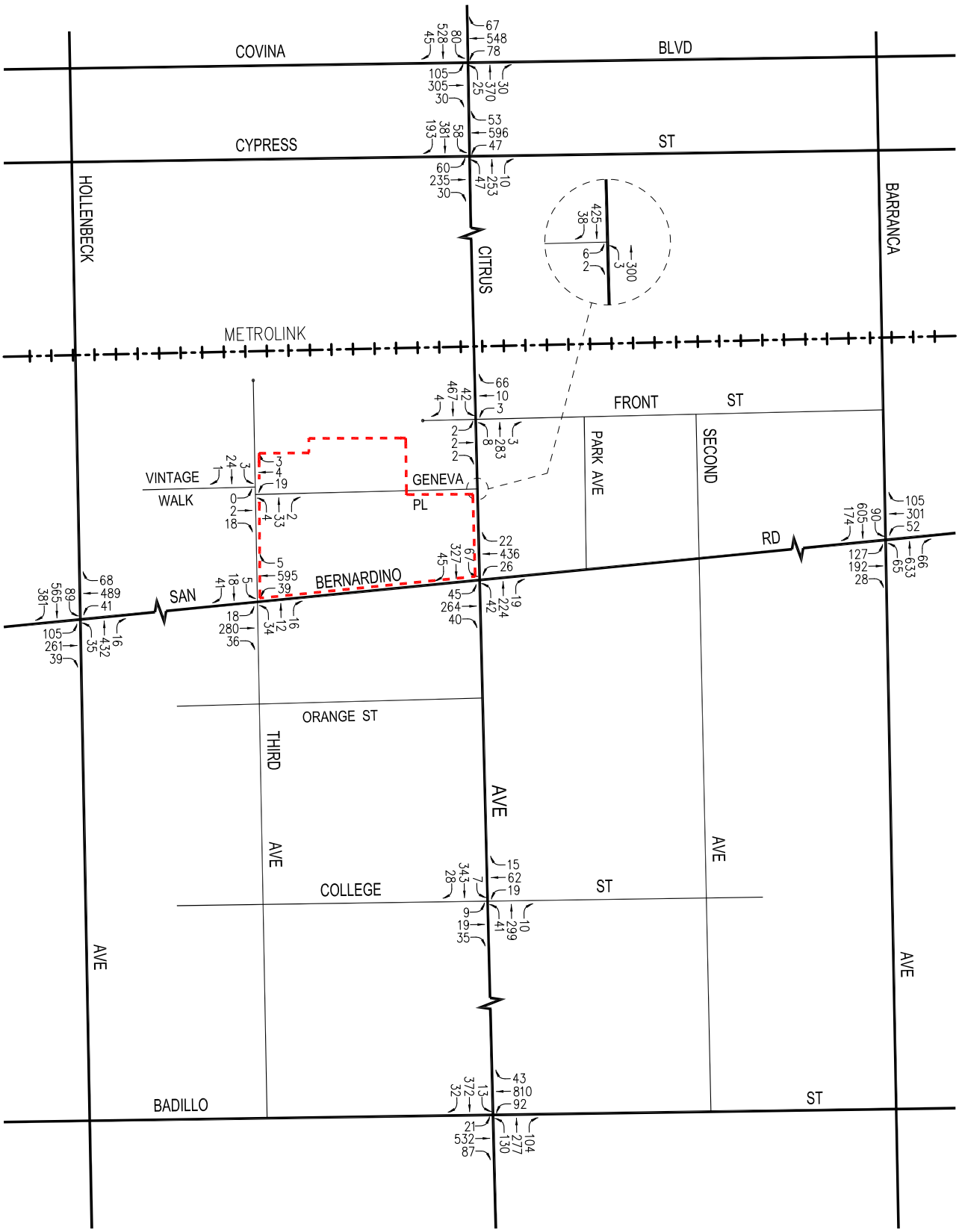
Street) are anticipated to operate at LOS E during the AM and/or PM peak hours for the Future Without Project condition. The future without project (existing, ambient growth, related projects) traffic volumes at the study intersections during the weekday AM and PM peak hours are illustrated in ***Figures 9-3*** and ***9-4***, respectively.

9.2.2 *Future With Project Conditions*

As shown in column [4] of *Table 9-1*, application of the City's threshold criteria to the "Future With Proposed Project" scenario indicates that the proposed project is not expected to create significant impacts at any of the study intersections. Incremental, but not significant, impacts are noted at the study intersections. Because there are no significant impacts, no traffic mitigation measures are required or recommended for the study intersections under the "Future With Proposed Project" condition. It should also be noted that the redistribution of the existing traffic volumes due to the partial street vacation of Geneva Place is not expected to result in a significant impact at any of the surrounding intersections in the vicinity of Geneva Place (i.e., at the Third Avenue/San Bernardino Road, Citrus Avenue/Front Street, and Citrus Avenue/San Bernardino Road intersections) for the Future With Project condition. The future with project (existing, ambient growth, related projects and project) traffic volumes at the study intersections during the weekday AM and PM peak hours are illustrated in ***Figures 9-5*** and ***9-6***, respectively.



PROJECT SITE

NOT TO SCALE

FIGURE 9-3

FUTURE WITHOUT PROJECT TRAFFIC VOLUMES

WEEKDAY AM PEAK HOUR

LINSCOTT, LAW & GREENSPAN, engineers

COVINA TOWNHOMES (SITE A) PROJECT

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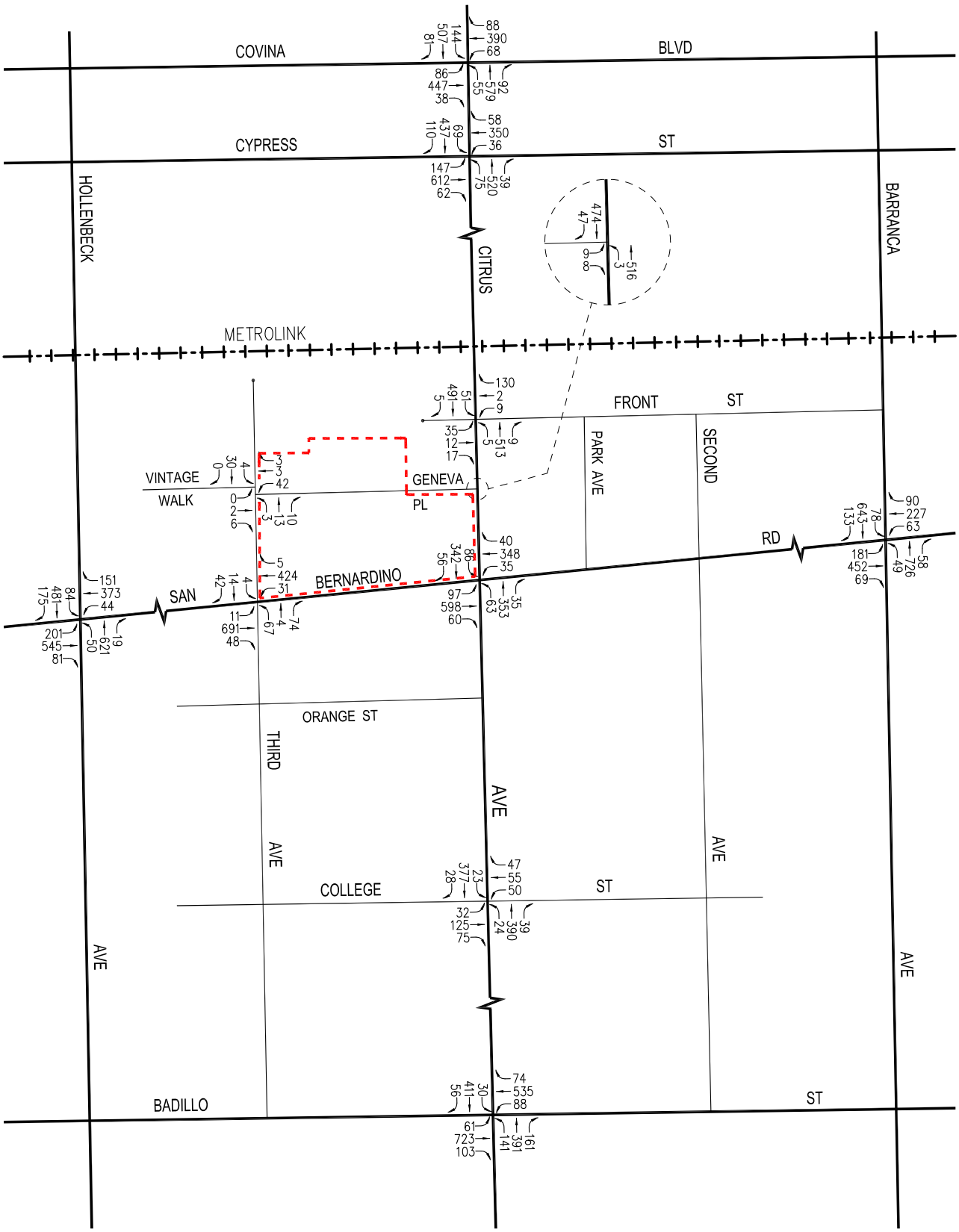

PROJECT SITE

NOT TO SCALE

FIGURE 9-4

FUTURE WITHOUT PROJECT TRAFFIC VOLUMES

WEEKDAY PM PEAK HOUR

LINSCOTT, LAW & GREENSPAN, engineers

COVINA TOWNHOMES (SITE A) PROJECT

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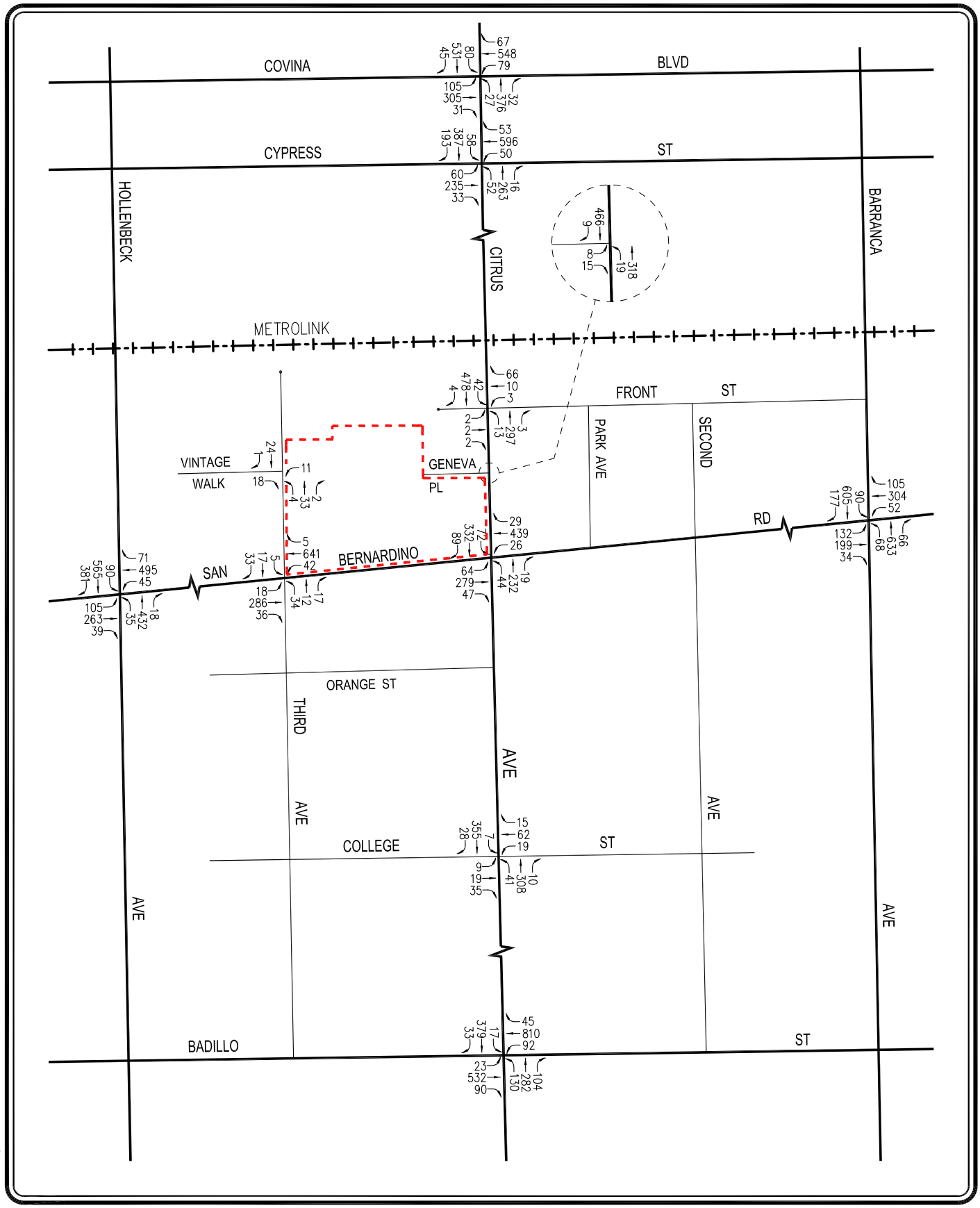

PROJECT SITE

NOT TO SCALE

FIGURE 9-5

FUTURE WITH PROJECT TRAFFIC VOLUMES

WEEKDAY AM PEAK HOUR

COVINA TOWNHOMES (SITE A) PROJECT

LINSCOTT, LAW & GREENSPAN, engineers

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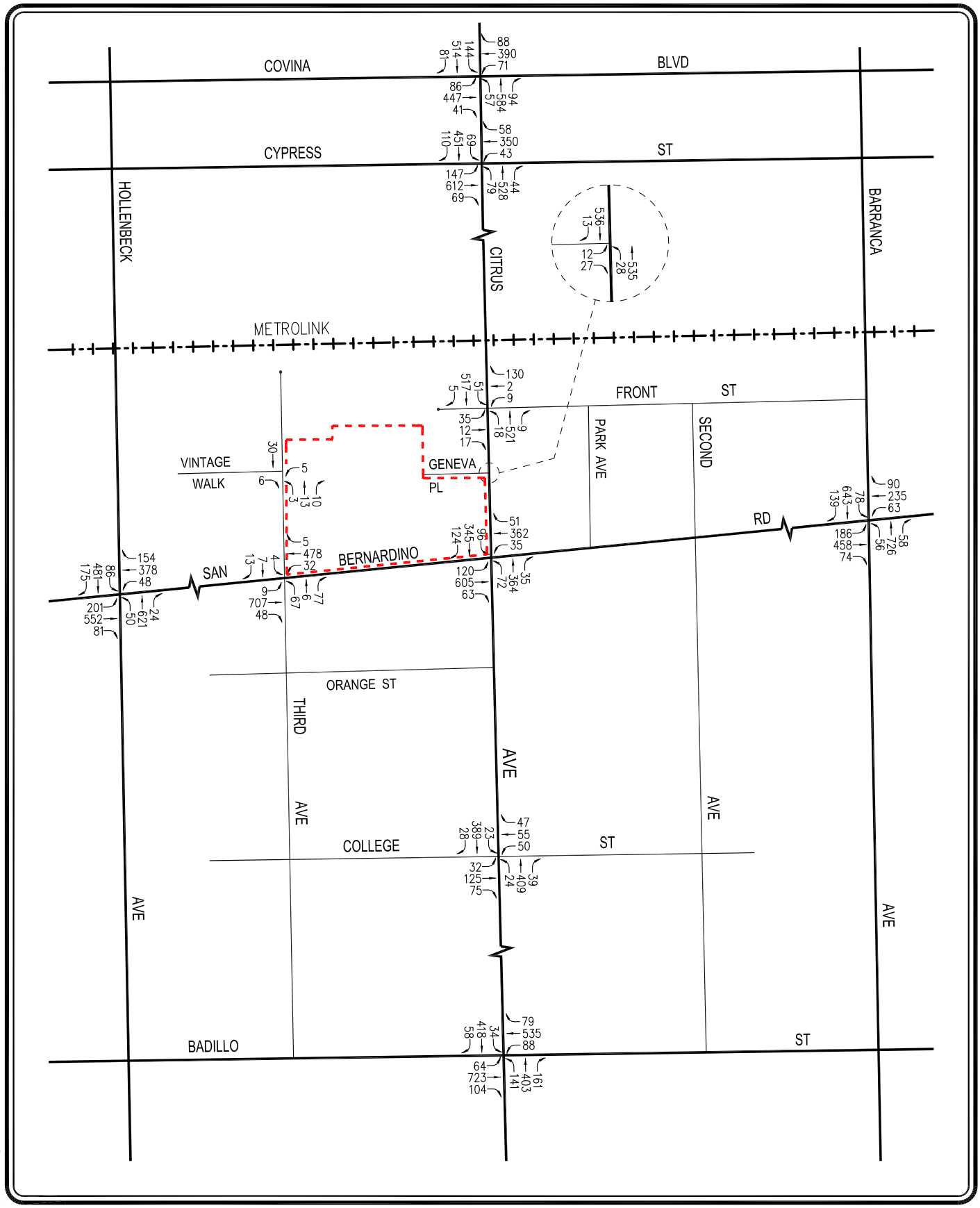

N

NOT TO SCALE

PROJECT SITE

FIGURE 9-6

FUTURE WITH PROJECT TRAFFIC VOLUMES

WEEKDAY PM PEAK HOUR

COVINA TOWNHOMES (SITE A) PROJECT

LINSCOTT, LAW & GREENSPAN, engineers

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10.0 CONGESTION MANAGEMENT PROGRAM TRAFFIC IMPACT ASSESSMENT

The Congestion Management Program (CMP) is a state-mandated program that was enacted by the State Legislature with the passage of Proposition 111 in 1990. The program is intended to address the impact of local growth on the regional transportation system.

As outlined in the *2010 Congestion Management Program*, a review has been prepared in order to determine if a formal Traffic Impact Assessment (TIA) would be required to determine potential impacts on designated monitoring locations on the CMP highway system. The review has been prepared in accordance with procedures outlined in the *2010 Congestion Management Program*.

According to Section D.9.1 (Appendix D, page D-6) of the 2010 CMP manual, the criteria for determining a significant impact are as follows:

> "For purposes of the CMP, a significant impact occurs when the proposed project increases traffic demand on a CMP facility by 2% of capacity (V/C $\geq$ 0.02), causing LOS F (V/C > 1.00); if the facility is already LOS F, a significant impact occurs when the proposed project increases traffic demand on a CMP facility by 2% of capacity (V/C $\geq$ 0.02)."

The CMP impact criteria apply for analysis of both freeway and intersection monitoring locations.

10.1 Freeways

The following CMP freeway monitoring location in the project vicinity has been identified:

- CMP Station — Segment

  No. 1019 — I-10 Freeway at Grand Avenue

The CMP TIA guidelines require that freeway monitoring locations must be examined if the proposed project will add 150 or more trips (in either direction) during either the weekday AM or PM peak periods. The proposed project will not add 150 or more trips (in either direction) during either the weekday AM or PM peak hours to CMP freeway monitoring location which is the threshold for preparing a traffic impact assessment, as stated in the CMP manual. Therefore, no further review of potential impacts to freeway monitoring locations that are part of the CMP highway system is required.

10.2 Intersections

The following CMP intersection monitoring locations have been identified in the project vicinity:

- CMP Station — Location

  No. 14 — Azusa Avenue/Arrow Highway

  No. 159 — Azusa Avenue/Workman Avenue

The CMP TIA guidelines require that intersection monitoring locations must be examined if the proposed project will add 50 or more trips during either the weekday AM or PM peak hours. The proposed project will not add 50 or more trips during either the weekday AM or PM peak hours (i.e., of adjacent street traffic) at CMP monitoring intersections, as stated in the CMP manual as the threshold criteria for a traffic impact assessment. Therefore, no further review of potential impacts to intersection monitoring locations that are part of the CMP highway system is required.

10.3 Transit Impact Review

As required by the *2010 Congestion Management Program*, a review has been made of the potential impacts of the project on transit service. As discussed in Subsection 4.5 herein, existing bus and rail transit service is provided in the vicinity of the proposed Covina Townhomes (Site A) project.

The project trip generation, as shown in *Table 7-1* was adjusted by values set forth in the CMP (i.e., person trips equal 1.4 times vehicle trips and transit trips equal 3.5 percent of the total person trips) to estimate transit trip generation. Pursuant to the CMP guidelines, the proposed project is forecast to generate transit demand as calculated below:

- Weekday AM Peak Hour = $108 \times 1.4 \times 0.035 = 5$ Transit Trips
- Weekday PM Peak Hour = $145 \times 1.4 \times 0.035 = 7$ Transit Trips
- Weekday Daily Trips = $1{,}700 \times 1.4 \times 0.035 = 83$ Transit Trips

As shown in *Table 4-1,* three bus/shuttle transit lines and one commuter rail line (i.e., the Metrolink San Bernardino Line) are provided adjacent to or in close proximity the project site. As outlined in *Table 4-1*, under the "No. of Buses/Trains During Peak Hour" column, these four transit lines provide services for an average of generally 19 and 15 buses/shuttles and trains during the weekday AM and PM peak hours. Therefore, based on the above calculated weekday AM and PM peak hour trips, this would correspond to less than one additional transit rider per bus/shuttle or train. It is anticipated that the existing transit service in the project area will adequately accommodate the increase of project-generated transit trips. Thus, given the number of project-generated transit trips per bus/shuttle or train, no project impacts on existing or future transit services in the project area are expected to occur due to the proposed project.

11.0 SUMMARY AND CONCLUSIONS

- ***Project Description –*** The proposed Covina Townhomes (Site A) project consists of the development of residential townhomes, restaurant and retail space. The 5.30-acre development at Site A consists of approximately 161 townhome units, 13,500 square feet of ground floor retail space and 3,800 square feet of restaurant space. Completion of the project is anticipated to occur by the year 2020.

- ***Vehicular Site Access*** – Vehicular access to Site A would be provided via three driveways: one driveway at the proposed westerly terminus of Geneva Place, one driveway on San Bernardino Road, and one driveway on Third Avenue. Full vehicular access (i.e., right-turn and left-turn ingress and egress turning movements) will be accommodated at these project driveways. Development of the proposed project involves the closure of the seven existing driveways and the construction of three new driveways.

- ***Study Scope –*** Eleven (11) study intersections were selected for detailed peak hour level of service analyses under existing and future conditions (i.e., years 2018 and 2020), without and with the proposed project traffic. The analysis focused on assessing potential traffic impacts assuming full build-out of the project area during the AM and PM peak hours during typical weekday conditions.

- ***Project Trip Generation –*** The proposed project (i.e., Site A) is expected to generate a net increase of 108 vehicle trips (36 inbound trips and 72 outbound trips) during the weekday AM peak hour. During the weekday PM peak hour, the proposed project is expected to generate a net increase of 145 vehicle trips (87 inbound trips and 58 outbound trips). Over a 24-hour period, the proposed project is forecast to generate a net increase of 1,700 daily trip ends during a typical weekday.

- ***Related Projects*** – The City of Covina Community Development Department and the City of West Covina Planning Department were consulted to obtain the list of development projects (related projects) in the area. A total of 22 related projects was identified and considered as part of the cumulative traffic analysis.

- ***Traffic Impact Analysis*** – It is concluded that the proposed project is not anticipated to result in a significant traffic impact at any of the study intersections for existing and future conditions based on application of the impact threshold criteria for the City of Covina. Incremental but not significant impacts are noted at the study intersections evaluated in this analysis. As no significant impacts are expected due to the proposed project, no traffic mitigation measures are required or recommended.

- ***CMP Traffic Assessment*** – The results of the Los Angeles CMP traffic assessment indicated that the proposed project will not adversely affect any CMP arterial monitoring intersections or freeway monitoring locations. Therefore, no improvements/mitigation measures are required.

APPENDIX A

TRAFFIC COUNT DATA

- MANUAL TRAFFIC COUNTS

CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Hollenbeck_SanBernardino
Site Code : 00000000
Start Date : 3/20/2018
Page No : 1

Groups Printed- Vehicles

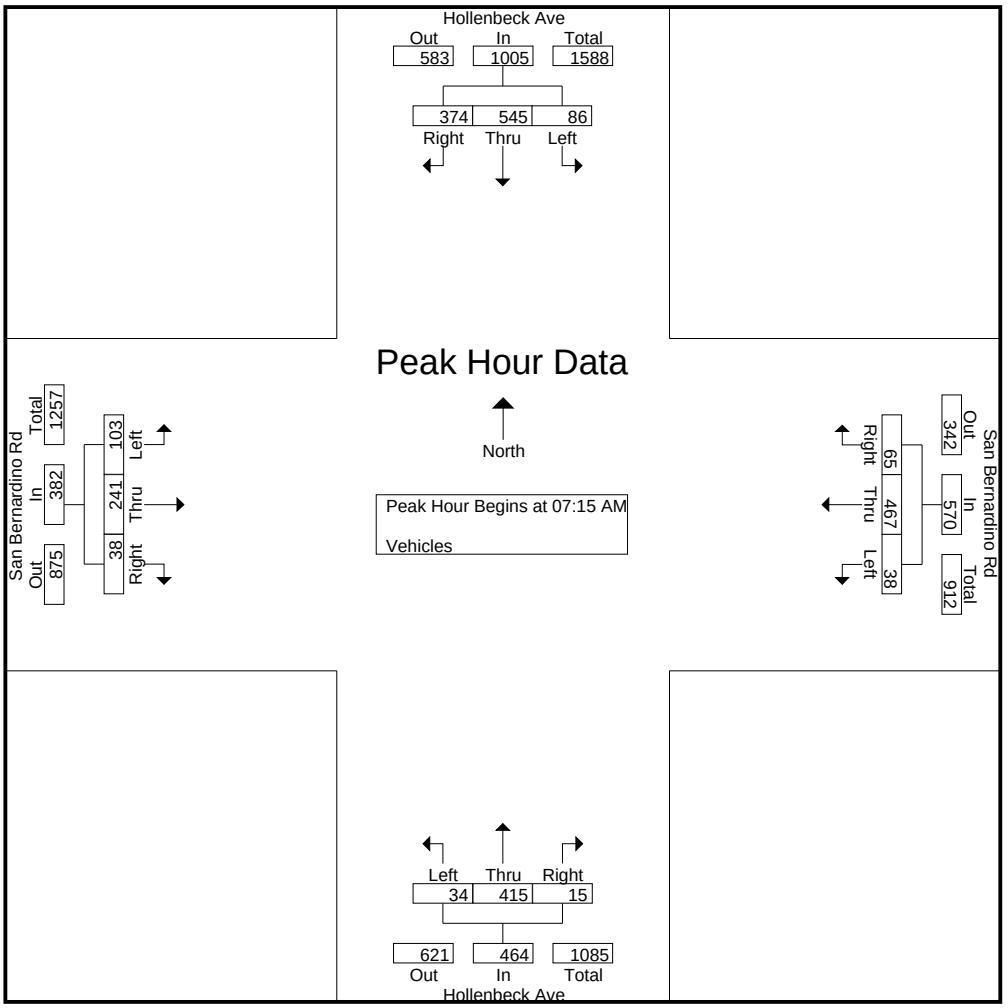
	Hollenbeck Ave Southbound			San Bernardino Rd Westbound			Hollenbeck Ave Northbound			San Bernardino Rd Eastbound			
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Int. Total
07:00 AM	16	111	72	6	134	20	7	86	2	7	35	6	502
07:15 AM	18	125	94	8	146	13	5	85	4	13	42	8	561
07:30 AM	16	137	103	5	106	20	8	93	4	18	66	8	584
07:45 AM	27	145	90	15	139	19	7	122	6	39	70	10	689
Total	77	518	359	34	525	72	27	386	16	77	213	32	2336
08:00 AM	25	138	87	10	76	13	14	115	1	33	63	12	587
08:15 AM	13	110	49	6	75	23	12	118	2	23	61	12	504
08:30 AM	20	129	39	8	73	25	8	122	4	26	50	9	513
08:45 AM	20	112	32	10	72	18	6	99	11	21	47	11	459
Total	78	489	207	34	296	79	40	454	18	103	221	44	2063
04:00 PM	16	102	32	8	77	27	13	135	9	47	140	12	618
04:15 PM	22	102	39	14	76	26	15	145	7	41	127	18	632
04:30 PM	13	111	39	17	76	27	12	161	7	45	116	14	638
04:45 PM	29	124	43	7	89	34	11	128	1	47	143	19	675
Total	80	439	153	46	318	114	51	569	24	180	526	63	2563
05:00 PM	14	115	41	10	95	40	10	173	4	56	129	28	715
05:15 PM	24	113	49	7	87	46	16	139	5	49	132	18	685
05:30 PM	13	88	39	8	93	32	13	160	3	48	119	20	636
05:45 PM	16	98	46	8	68	27	12	140	5	44	117	19	600
Total	67	414	175	33	343	145	51	612	17	197	497	85	2636
Grand Total	302	1860	894	147	1482	410	169	2021	75	557	1457	224	9598
Apprch %	9.9	60.9	29.3	7.2	72.7	20.1	7.5	89.2	3.3	24.9	65.1	10	
Total %	3.1	19.4	9.3	1.5	15.4	4.3	1.8	21.1	0.8	5.8	15.2	2.3	

CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Hollenbeck_SanBernardino
Site Code : 00000000
Start Date : 3/20/2018
Page No : 2

	Hollenbeck Ave Southbound				San Bernardino Rd Westbound				Hollenbeck Ave Northbound				San Bernardino Rd Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	18	125	94	237	8	**146**	13	167	5	85	4	94	13	42	8	63	561
07:30 AM	16	137	**103**	256	5	106	**20**	131	8	93	4	105	18	66	8	92	584
07:45 AM	**27**	**145**	90	**262**	**15**	139	19	**173**	7	**122**	**6**	**135**	**39**	**70**	10	**119**	**689**
08:00 AM	25	138	87	250	10	76	13	99	**14**	115	1	130	33	63	**12**	108	587
Total Volume	86	545	374	1005	38	467	65	570	34	415	15	464	103	241	38	382	2421
% App. Total	8.6	54.2	37.2		6.7	81.9	11.4		7.3	89.4	3.2		27	63.1	9.9		
PHF	.796	.940	.908	.959	.633	.800	.813	.824	.607	.850	.625	.859	.660	.861	.792	.803	.878



CITY TRAFFIC COUNTERS

www.ctcounters.com

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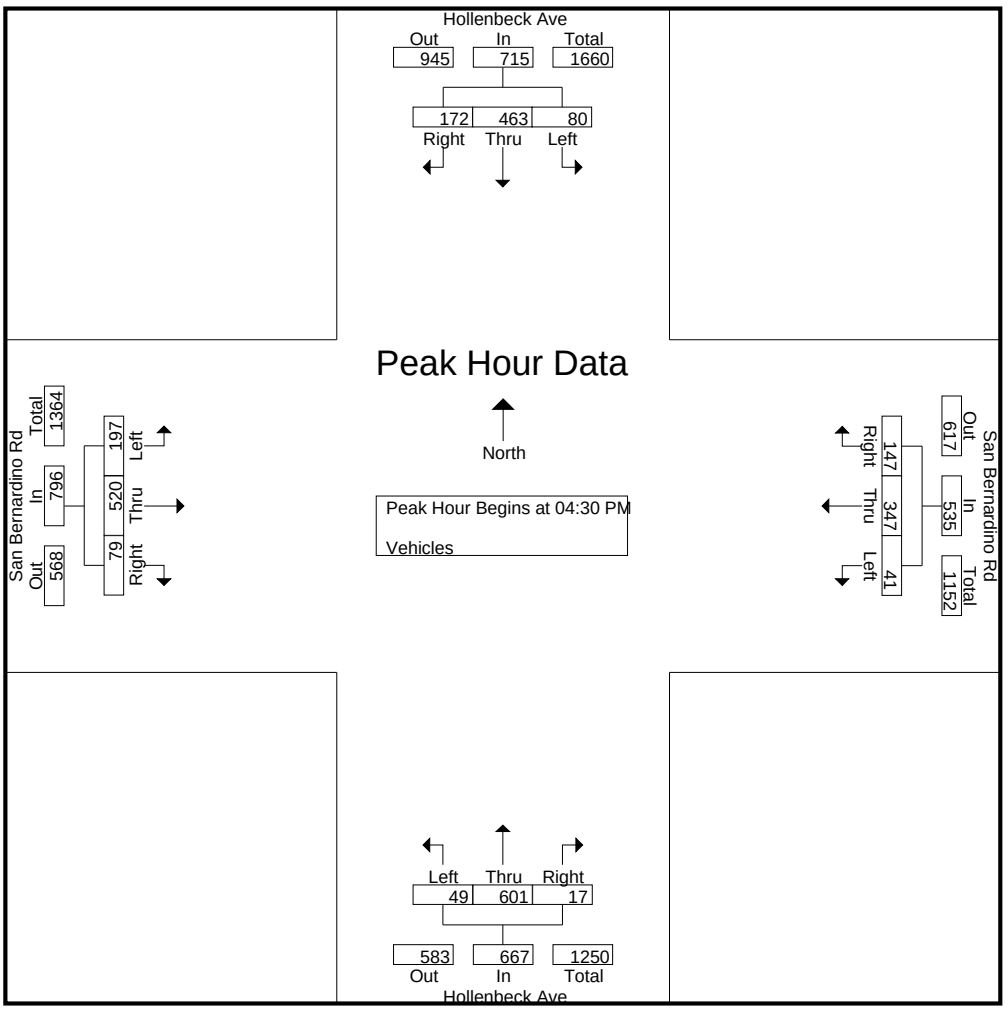
	Hollenbeck Ave Southbound				San Bernardino Rd Westbound				Hollenbeck Ave Northbound				San Bernardino Rd Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	13	111	39	163	**17**	76	27	120	12	161	**7**	180	45	116	14	175	638
04:45 PM	**29**	**124**	43	**196**	7	89	34	130	11	128	1	140	47	**143**	19	209	675
05:00 PM	14	115	41	170	10	**95**	40	**145**	10	**173**	4	**187**	**56**	129	**28**	**213**	**715**
05:15 PM	24	113	**49**	186	7	87	**46**	140	**16**	139	5	160	49	132	18	199	685
Total Volume	80	463	172	715	41	347	147	535	49	601	17	667	197	520	79	796	2713
% App. Total	11.2	64.8	24.1		7.7	64.9	27.5		7.3	90.1	2.5		24.7	65.3	9.9		
PHF	.690	.933	.878	.912	.603	.913	.799	.922	.766	.868	.607	.892	.879	.909	.705	.934	.949



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Hollenbeck_SanBernardino_BP
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Groups Printed- Bikes & Peds

	Hollenbeck Ave Southbound		San Bernardino Rd Westbound		Hollenbeck Ave Northbound		San Bernardino Rd Eastbound		
Start Time	Thru	Peds	Thru	Peds	Thru	Peds	Thru	Peds	Int. Total
07:00 AM	0	1	0	0	0	0	0	0	1
07:15 AM	0	1	0	0	0	0	0	0	1
07:30 AM	0	0	0	0	0	0	0	1	1
07:45 AM	0	0	0	0	0	0	1	0	1
Total	0	2	0	0	0	0	1	1	4
08:00 AM	0	0	0	0	1	0	0	0	1
08:15 AM	0	0	0	0	0	0	0	1	1
08:30 AM	0	1	0	1	1	0	1	0	4
08:45 AM	0	1	0	0	2	0	0	0	3
Total	0	2	0	1	4	0	1	1	9
04:00 PM	0	1	0	0	1	1	1	0	4
04:15 PM	0	2	0	2	0	1	0	1	6
04:30 PM	0	0	0	0	0	0	0	1	1
04:45 PM	0	3	0	0	0	0	1	0	4
Total	0	6	0	2	1	2	2	2	15
05:00 PM	0	3	0	0	0	0	0	3	6
05:15 PM	0	2	0	0	0	0	0	0	2
05:30 PM	0	0	0	0	0	0	1	0	1
05:45 PM	0	1	0	0	0	0	0	0	1
Total	0	6	0	0	0	0	1	3	10
Grand Total	0	16	0	3	5	2	5	7	38
Apprch %	0	100	0	100	71.4	28.6	41.7	58.3	
Total %	0	42.1	0	7.9	13.2	5.3	13.2	18.4	

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File Name : Hollenbeck_SanBernardino_BP
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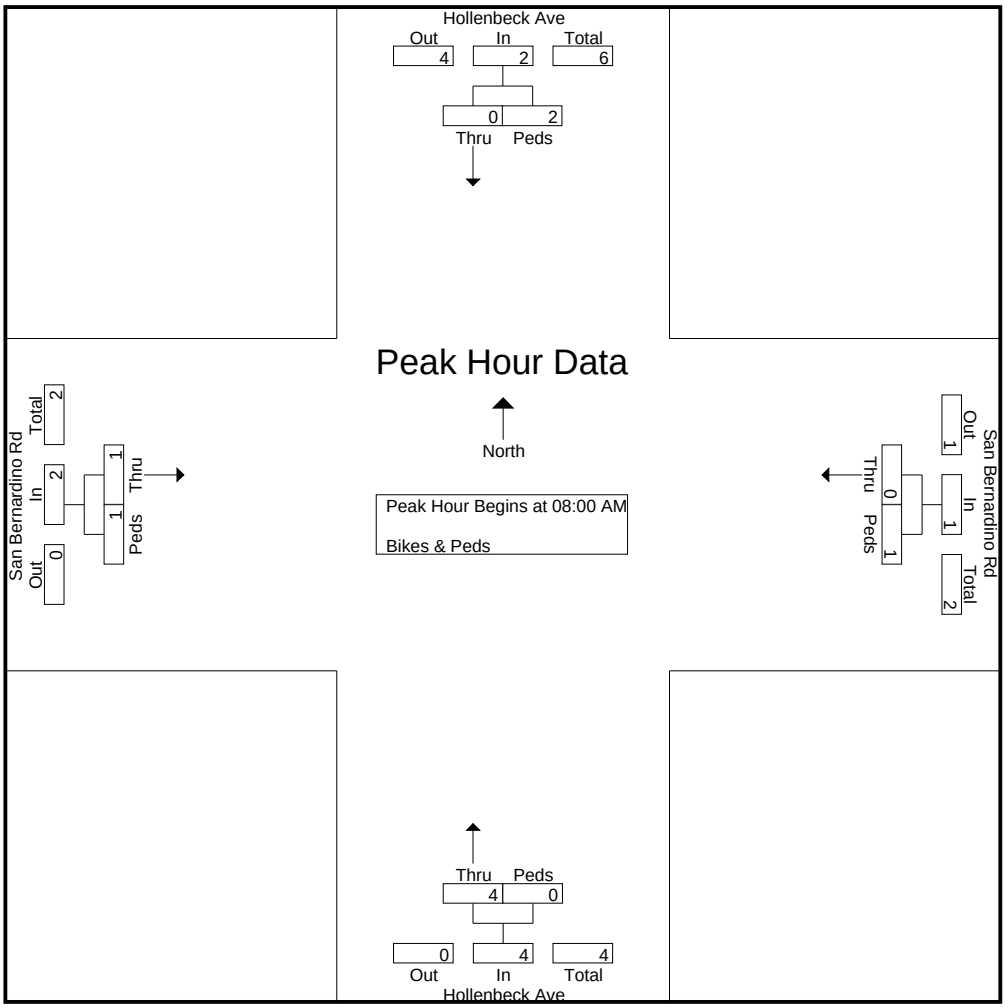
	Hollenbeck Ave Southbound			San Bernardino Rd Westbound			Hollenbeck Ave Northbound			San Bernardino Rd Eastbound			
Start Time	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 08:00 AM													
08:00 AM	0	0	0	0	0	0	1	0	1	0	0	0	1
08:15 AM	0	0	0	0	0	0	0	0	0	0	**1**	**1**	1
08:30 AM	0	**1**	**1**	0	**1**	**1**	1	0	1	**1**	0	1	**4**
08:45 AM	0	1	1	0	0	0	**2**	0	**2**	0	0	0	3
Total Volume	0	2	2	0	1	1	4	0	4	1	1	2	9
% App. Total	0	100		0	100		100	0		50	50		
PHF	.000	.500	.500	.000	.250	.250	.500	.000	.500	.250	.250	.500	.563



CITY TRAFFIC COUNTERS

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File Name : Hollenbeck_SanBernardino_BP
Site Code : 00000000
Start Date : 3/17/2018
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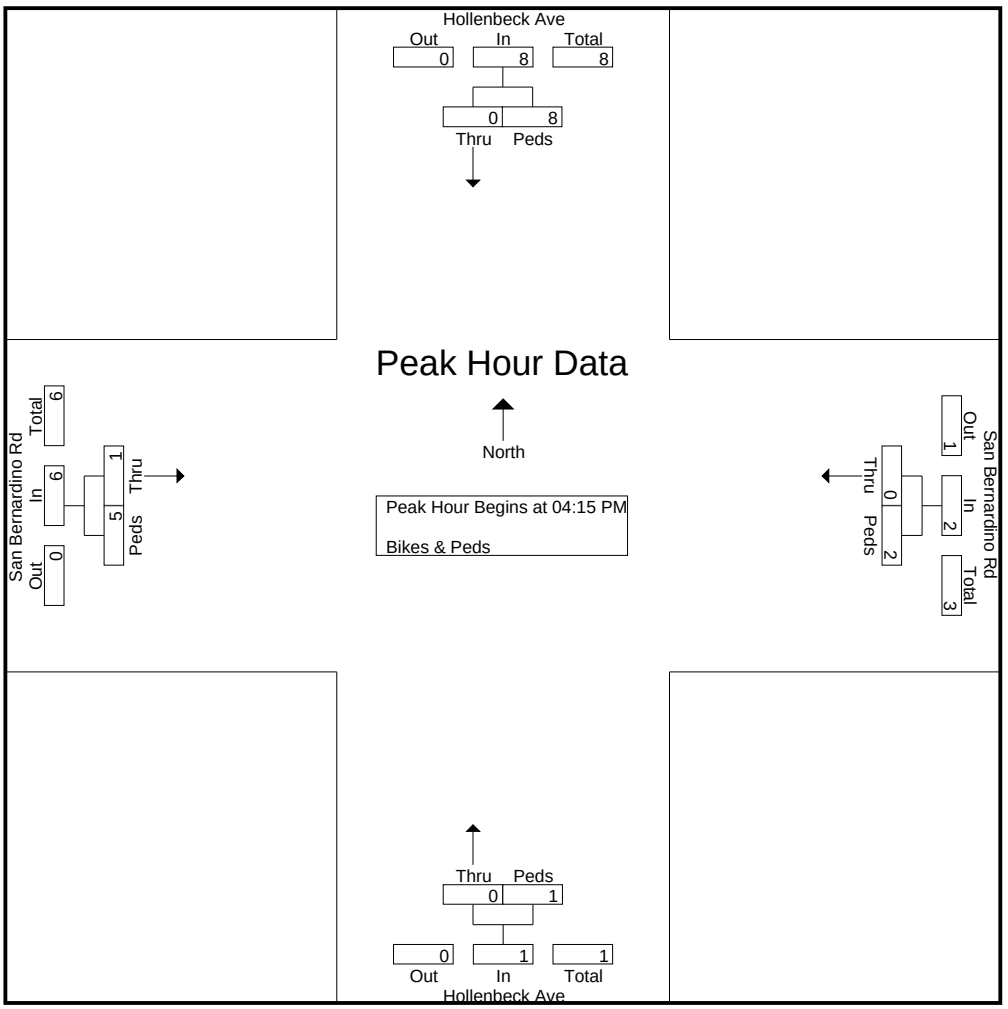
	Hollenbeck Ave Southbound			San Bernardino Rd Westbound			Hollenbeck Ave Northbound			San Bernardino Rd Eastbound			
Start Time	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 04:15 PM													
04:15 PM	0	2	2	0	**2**	**2**	0	**1**	**1**	0	1	1	**6**
04:30 PM	0	0	0	0	0	0	0	0	0	0	1	1	1
04:45 PM	0	**3**	**3**	0	0	0	0	0	0	**1**	0	1	4
05:00 PM	0	3	3	0	0	0	0	0	0	0	**3**	**3**	6
Total Volume	0	8	8	0	2	2	0	1	1	1	5	6	17
% App. Total	0	100		0	100		0	100		16.7	83.3		
PHF	.000	.667	.667	.000	.250	.250	.000	.250	.250	.250	.417	.500	.708



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : 3rd_VintageWalk-Geneva
Site Code : 00000000
Start Date : 3/20/2018
Page No : 1

Groups Printed- Vehicles

	3rd Avenue Southbound			Geneva Place Westbound			3rd Avenue Northbound			Village Walk Way Eastbound			
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Int. Total
07:00 AM	1	9	0	4	2	0	0	12	0	0	0	5	33
07:15 AM	2	4	1	5	0	1	1	8	1	0	0	4	27
07:30 AM	0	8	0	2	1	2	3	6	0	0	2	7	31
07:45 AM	0	3	0	8	1	0	0	6	1	0	0	2	21
Total	3	24	1	19	4	3	4	32	2	0	2	18	112
08:00 AM	0	3	0	15	0	0	2	6	1	0	3	1	31
08:15 AM	0	4	0	9	0	0	1	7	0	0	2	2	25
08:30 AM	1	6	0	5	0	0	1	2	0	0	0	1	16
08:45 AM	0	1	0	9	0	2	0	1	1	0	0	0	14
Total	1	14	0	38	0	2	4	16	2	0	5	4	86
04:00 PM	1	1	0	5	0	1	0	3	2	0	0	0	13
04:15 PM	0	7	0	9	1	0	1	3	2	0	0	3	26
04:30 PM	1	4	0	14	0	1	2	5	2	0	0	1	30
04:45 PM	1	7	0	5	2	1	0	1	4	0	0	1	22
Total	3	19	0	33	3	3	3	12	10	0	0	5	91
05:00 PM	2	11	0	14	0	1	0	4	2	0	2	1	37
05:15 PM	1	5	0	8	2	0	1	4	0	0	0	0	21
05:30 PM	2	2	0	4	0	0	2	2	0	0	2	1	15
05:45 PM	0	17	0	5	1	1	2	11	1	1	0	0	39
Total	5	35	0	31	3	2	5	21	3	1	4	2	112
Grand Total	12	92	1	121	10	10	16	81	17	1	11	29	401
Apprch %	11.4	87.6	1	85.8	7.1	7.1	14	71.1	14.9	2.4	26.8	70.7	
Total %	3	22.9	0.2	30.2	2.5	2.5	4	20.2	4.2	0.2	2.7	7.2	

CITY TRAFFIC COUNTERS

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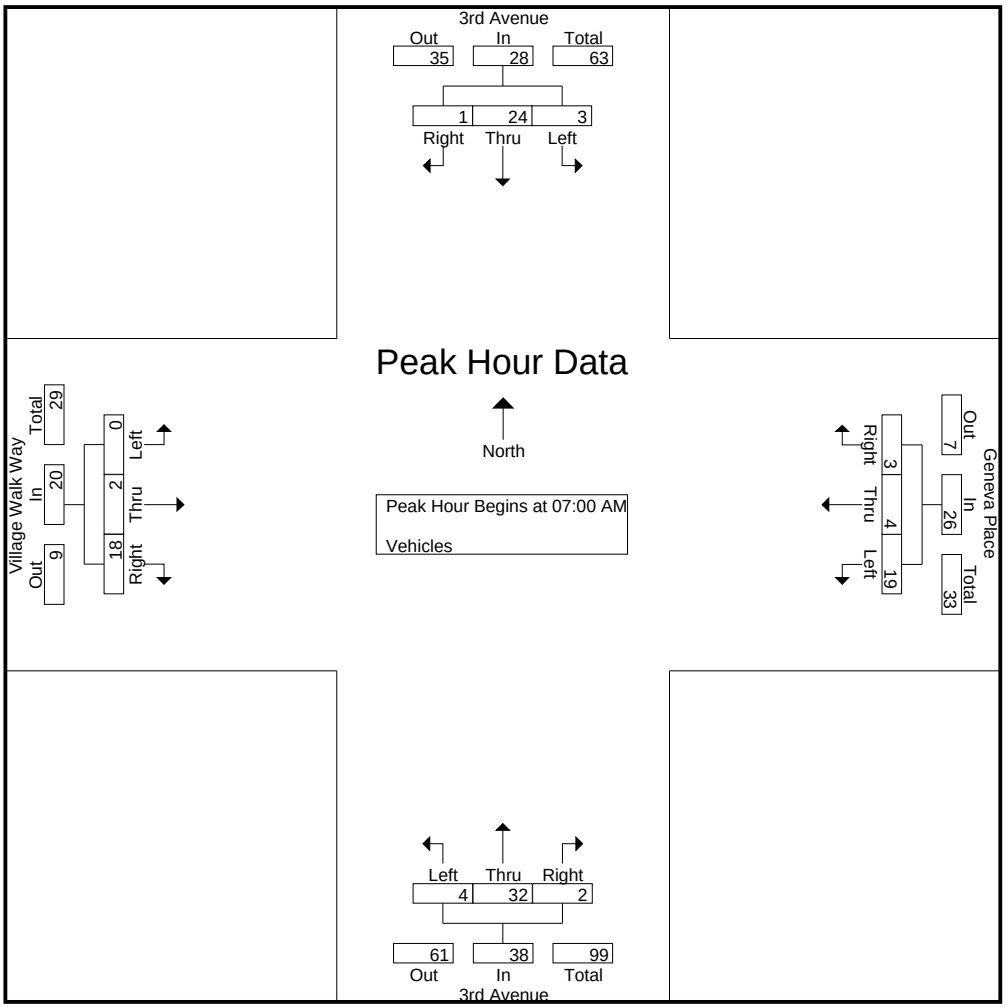
	3rd Avenue Southbound				Geneva Place Westbound				3rd Avenue Northbound				Village Walk Way Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	1	**9**	0	**10**	4	**2**	0	6	0	**12**	0	**12**	0	0	5	5	**33**
07:15 AM	**2**	4	**1**	7	5	0	1	6	1	8	**1**	10	0	0	4	4	27
07:30 AM	0	8	0	8	2	1	**2**	5	**3**	6	0	9	0	**2**	**7**	**9**	31
07:45 AM	0	3	0	3	**8**	1	0	**9**	0	6	1	7	0	0	2	2	21
Total Volume	3	24	1	28	19	4	3	26	4	32	2	38	0	2	18	20	112
% App. Total	10.7	85.7	3.6		73.1	15.4	11.5		10.5	84.2	5.3		0	10	90		
PHF	.375	.667	.250	.700	.594	.500	.375	.722	.333	.667	.500	.792	.000	.250	.643	.556	.848



CITY TRAFFIC COUNTERS

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File Name : 3rd_VintageWalk-Geneva
Site Code : 00000000
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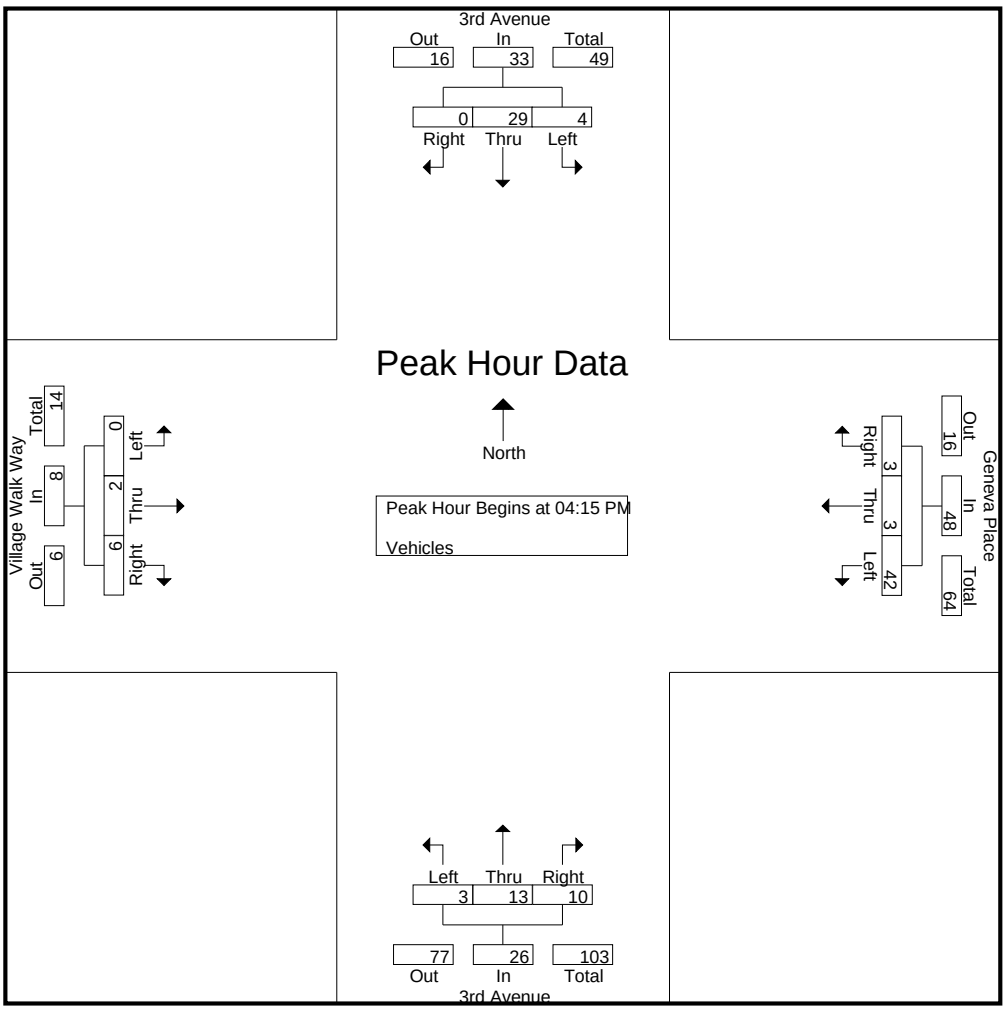
	3rd Avenue Southbound				Geneva Place Westbound				3rd Avenue Northbound				Village Walk Way Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:15 PM																	
04:15 PM	0	7	0	7	9	1	0	10	1	3	2	6	0	0	**3**	**3**	26
04:30 PM	1	4	0	5	**14**	0	**1**	**15**	**2**	**5**	2	**9**	0	0	1	1	30
04:45 PM	1	7	0	8	5	**2**	1	8	0	1	**4**	5	0	0	1	1	22
05:00 PM	**2**	**11**	0	**13**	14	0	1	15	0	4	2	6	0	**2**	1	3	**37**
Total Volume	4	29	0	33	42	3	3	48	3	13	10	26	0	2	6	8	115
% App. Total	12.1	87.9	0		87.5	6.2	6.2		11.5	50	38.5		0	25	75		
PHF	.500	.659	.000	.635	.750	.375	.750	.800	.375	.650	.625	.722	.000	.250	.500	.667	.777



CITY TRAFFIC COUNTERS

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File Name : 3rd_VintageWalk-Geneva_BP
Site Code : 00000000
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Groups Printed- Bikes & Peds

	3rd Avenue Southbound		Geneva Place Westbound		3rd Avenue Northbound		Village Walk Way Eastbound		
Start Time	Thru	Peds	Thru	Peds	Thru	Peds	Thru	Peds	Int. Total
07:00 AM	0	1	0	3	0	1	0	0	5
07:15 AM	0	0	0	0	0	0	0	1	1
07:30 AM	0	0	0	2	0	1	0	0	3
Total	0	1	0	5	0	2	0	1	9
08:00 AM	0	0	1	0	0	0	0	0	1
08:15 AM	0	0	0	1	0	0	0	0	1
08:30 AM	0	0	0	2	0	0	0	0	2
08:45 AM	0	1	0	0	0	0	0	0	1
Total	0	1	1	3	0	0	0	0	5
04:15 PM	0	0	0	1	0	0	0	0	1
04:45 PM	0	0	0	0	0	0	0	1	1
Total	0	0	0	1	0	0	0	1	2
05:00 PM	0	2	0	1	0	0	0	0	3
05:15 PM	0	0	0	8	0	1	0	0	9
05:30 PM	0	2	0	1	0	0	0	0	3
Total	0	4	0	10	0	1	0	0	15
Grand Total	0	6	1	19	0	3	0	2	31
Apprch %	0	100	5	95	0	100	0	100	
Total %	0	19.4	3.2	61.3	0	9.7	0	6.5	

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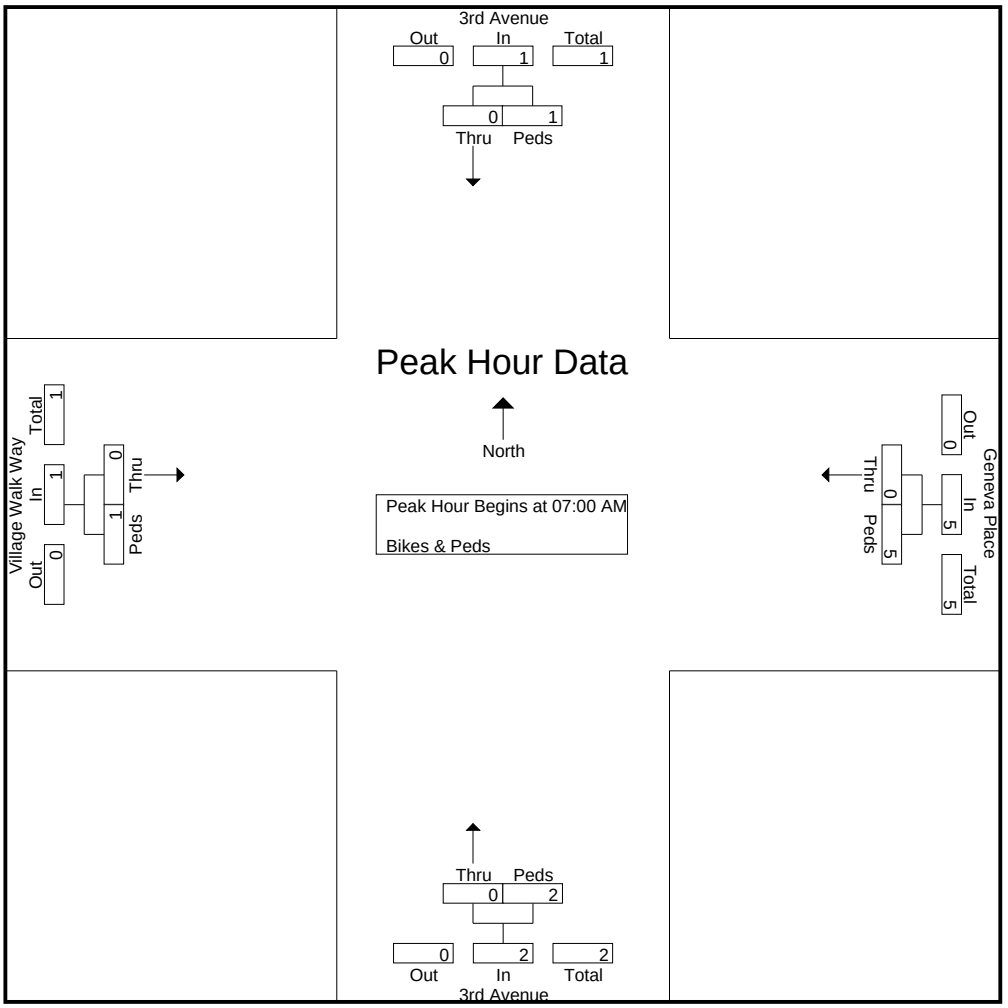
	3rd Avenue Southbound			Geneva Place Westbound			3rd Avenue Northbound			Village Walk Way Eastbound			
Start Time	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 07:00 AM													
07:00 AM	0	**1**	**1**	0	**3**	**3**	0	**1**	**1**	0	0	0	**5**
07:15 AM	0	0	0	0	0	0	0	0	0	0	**1**	**1**	1
07:30 AM	0	0	0	0	2	2	0	1	1	0	0	0	3
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Volume	0	1	1	0	5	5	0	2	2	0	1	1	9
% App. Total	0	100		0	100		0	100		0	100		
PHF	.000	.250	.250	.000	.417	.417	.000	.500	.500	.000	.250	.250	.450



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File Name : 3rd_VintageWalk-Geneva_BP
Site Code : 00000000
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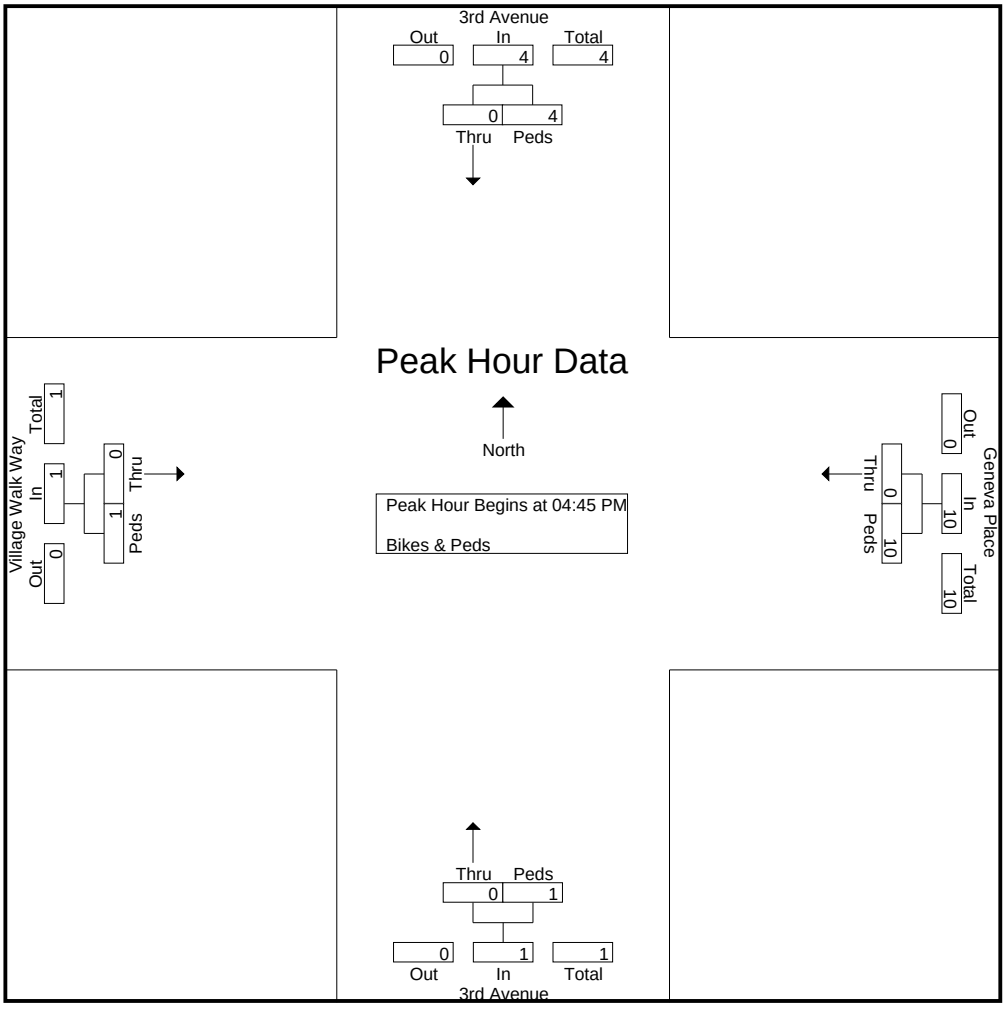
	3rd Avenue Southbound			Geneva Place Westbound			3rd Avenue Northbound			Village Walk Way Eastbound			
Start Time	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 04:45 PM													
04:45 PM	0	0	0	0	0	0	0	0	0	0	**1**	**1**	1
05:00 PM	0	**2**	**2**	0	1	1	0	0	0	0	0	0	3
05:15 PM	0	0	0	0	**8**	**8**	0	**1**	**1**	0	0	0	**9**
05:30 PM	0	2	2	0	1	1	0	0	0	0	0	0	3
Total Volume	0	4	4	0	10	10	0	1	1	0	1	1	16
% App. Total	0	100		0	100		0	100		0	100		
PHF	.000	.500	.500	.000	.313	.313	.000	.250	.250	.000	.250	.250	.444



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : 3rd_SanBernardino
Site Code : 00000000
Start Date : 3/20/2018
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Groups Printed- Vehicles

	3rd Avenue Southbound			San Bernardino Rd Westbound			3rd Avenue Northbound			San Bernardino Rd Eastbound			
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Int. Total
07:00 AM	2	4	11	9	147	2	7	3	1	5	41	10	242
07:15 AM	0	2	13	10	151	1	8	2	2	6	64	6	265
07:30 AM	2	2	8	10	137	1	11	4	11	4	67	9	266
07:45 AM	1	10	8	9	134	1	6	3	2	3	86	10	273
Total	5	18	40	38	569	5	32	12	16	18	258	35	1046
08:00 AM	0	3	14	10	93	2	8	1	7	4	72	9	223
08:15 AM	2	5	9	9	96	3	14	0	2	4	69	11	224
08:30 AM	3	7	5	6	93	1	9	1	3	3	68	7	206
08:45 AM	2	4	3	5	94	0	7	1	7	1	62	15	201
Total	7	19	31	30	376	6	38	3	19	12	271	42	854
04:00 PM	3	2	2	7	86	0	12	2	14	4	151	14	297
04:15 PM	2	7	5	8	94	1	11	0	14	4	155	11	312
04:30 PM	2	4	15	6	83	2	14	2	14	5	130	16	293
04:45 PM	1	1	9	10	94	2	14	1	24	2	179	13	350
Total	8	14	31	31	357	5	51	5	66	15	615	54	1252
05:00 PM	2	4	14	10	103	2	16	2	21	2	164	5	345
05:15 PM	0	7	13	6	92	0	23	1	14	3	160	16	335
05:30 PM	1	2	5	4	105	1	12	0	14	4	155	13	316
05:45 PM	8	5	13	5	97	2	7	4	12	6	146	11	316
Total	11	18	45	25	397	5	58	7	61	15	625	45	1312
Grand Total	31	69	147	124	1699	21	179	27	162	60	1769	176	4464
Apprch %	12.6	27.9	59.5	6.7	92.1	1.1	48.6	7.3	44	3	88.2	8.8	
Total %	0.7	1.5	3.3	2.8	38.1	0.5	4	0.6	3.6	1.3	39.6	3.9	

CITY TRAFFIC COUNTERS

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File Name : 3rd_SanBernardino
Site Code : 00000000
Start Date : 3/20/2018
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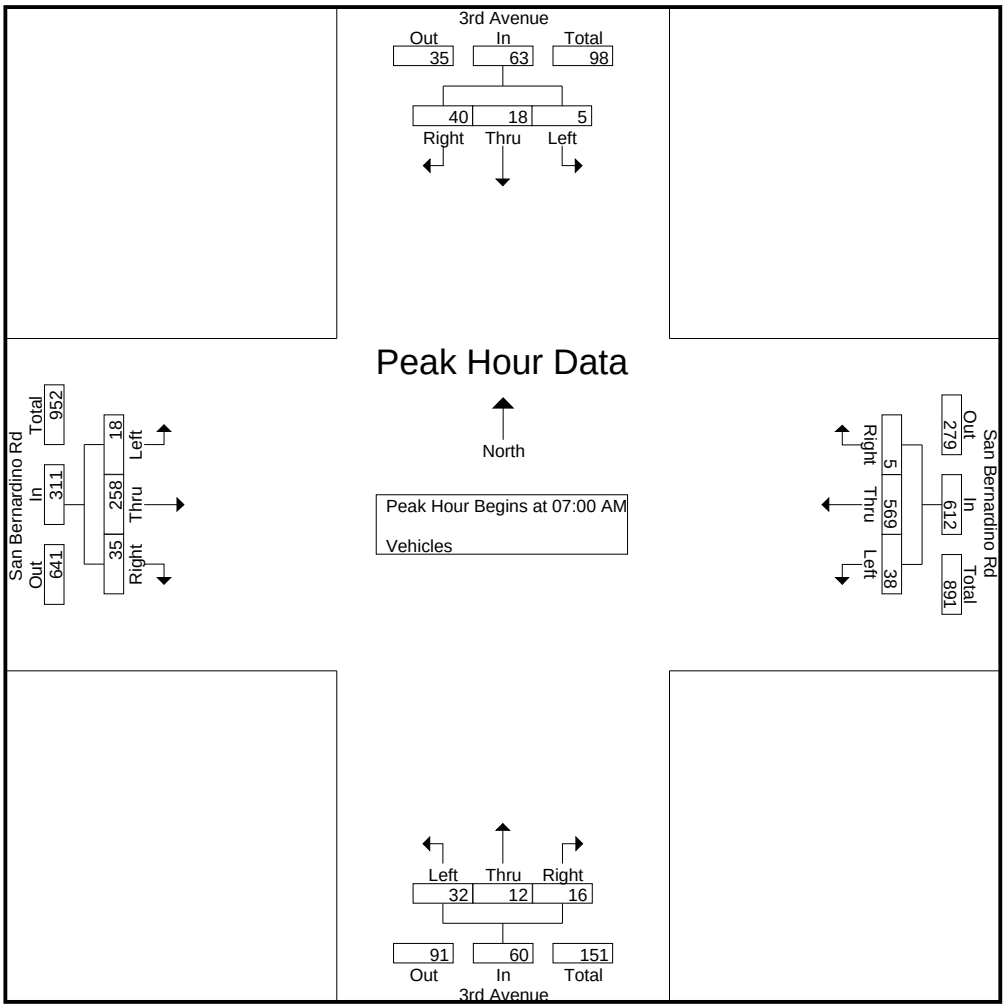
	3rd Avenue Southbound				San Bernardino Rd Westbound				3rd Avenue Northbound				San Bernardino Rd Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	**2**	4	11	17	9	147	**2**	158	7	3	1	11	5	41	**10**	56	242
07:15 AM	0	2	**13**	15	**10**	**151**	1	**162**	8	2	2	12	**6**	64	6	76	265
07:30 AM	2	2	8	12	10	137	1	148	**11**	**4**	**11**	**26**	4	67	9	80	266
07:45 AM	1	**10**	8	**19**	9	134	1	144	6	3	2	11	3	**86**	10	**99**	**273**
Total Volume	5	18	40	63	38	569	5	612	32	12	16	60	18	258	35	311	1046
% App. Total	7.9	28.6	63.5		6.2	93	0.8		53.3	20	26.7		5.8	83	11.3		
PHF	.625	.450	.769	.829	.950	.942	.625	.944	.727	.750	.364	.577	.750	.750	.875	.785	.958



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : 3rd_SanBernardino
Site Code : 00000000
Start Date : 3/20/2018
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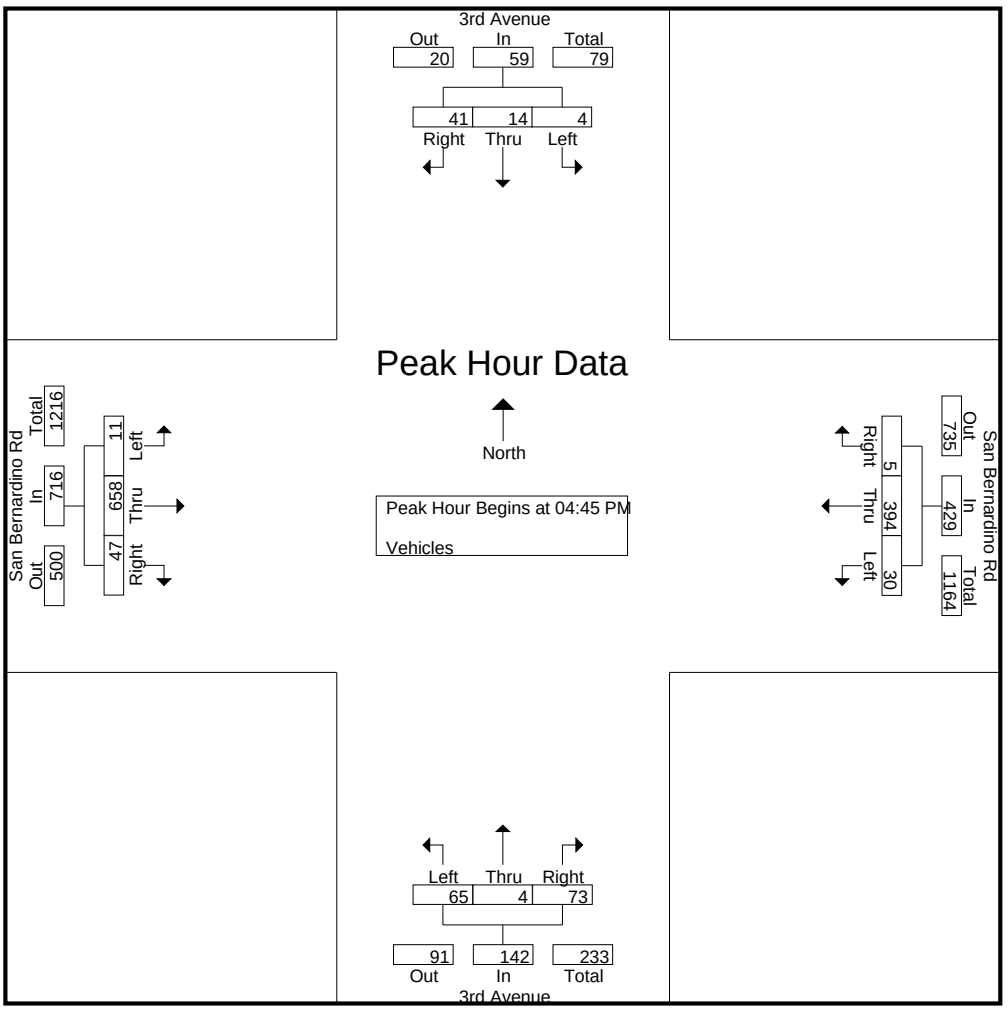
	3rd Avenue Southbound				San Bernardino Rd Westbound				3rd Avenue Northbound				San Bernardino Rd Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	1	1	9	11	**10**	94	**2**	106	14	1	**24**	**39**	2	**179**	13	**194**	**350**
05:00 PM	**2**	4	**14**	**20**	10	103	2	**115**	16	**2**	21	39	2	164	5	171	345
05:15 PM	0	**7**	13	20	6	92	0	98	**23**	1	14	38	3	160	**16**	179	335
05:30 PM	1	2	5	8	4	**105**	1	110	12	0	14	26	**4**	155	13	172	316
Total Volume	4	14	41	59	30	394	5	429	65	4	73	142	11	658	47	716	1346
% App. Total	6.8	23.7	69.5		7	91.8	1.2		45.8	2.8	51.4		1.5	91.9	6.6		
PHF	.500	.500	.732	.738	.750	.938	.625	.933	.707	.500	.760	.910	.688	.919	.734	.923	.961



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : 3rd_SanBernardino_BP
Site Code : 00000000
Start Date : 3/20/2018
Page No : 1

Groups Printed- Bikes & Peds

	3rd Avenue Southbound		San Bernardino Rd Westbound		3rd Avenue Northbound		San Bernardino Rd Eastbound		
Start Time	Thru	Peds	Thru	Peds	Thru	Peds	Thru	Peds	Int. Total
07:00 AM	0	4	1	1	0	1	1	0	8
07:15 AM	0	1	0	1	0	0	0	1	3
07:30 AM	0	0	0	0	0	2	0	0	2
07:45 AM	0	0	0	1	0	0	0	0	1
Total	0	5	1	3	0	3	1	1	14
08:00 AM	0	0	0	3	0	1	0	0	4
08:15 AM	0	4	0	3	0	0	0	0	7
08:30 AM	0	0	0	1	0	2	0	0	3
08:45 AM	1	1	0	1	0	0	1	0	4
Total	1	5	0	8	0	3	1	0	18
04:00 PM	0	1	1	2	0	0	1	1	6
04:15 PM	0	0	0	3	0	0	0	0	3
04:30 PM	0	1	0	0	0	0	0	0	1
04:45 PM	0	1	0	0	0	0	0	0	1
Total	0	3	1	5	0	0	1	1	11
05:00 PM	0	1	0	2	0	2	0	0	5
05:15 PM	0	1	0	5	0	0	0	2	8
05:30 PM	0	0	0	2	0	0	0	0	2
Total	0	2	0	9	0	2	0	2	15
Grand Total	1	15	2	25	0	8	3	4	58
Apprch %	6.2	93.8	7.4	92.6	0	100	42.9	57.1	
Total %	1.7	25.9	3.4	43.1	0	13.8	5.2	6.9	

CITY TRAFFIC COUNTERS

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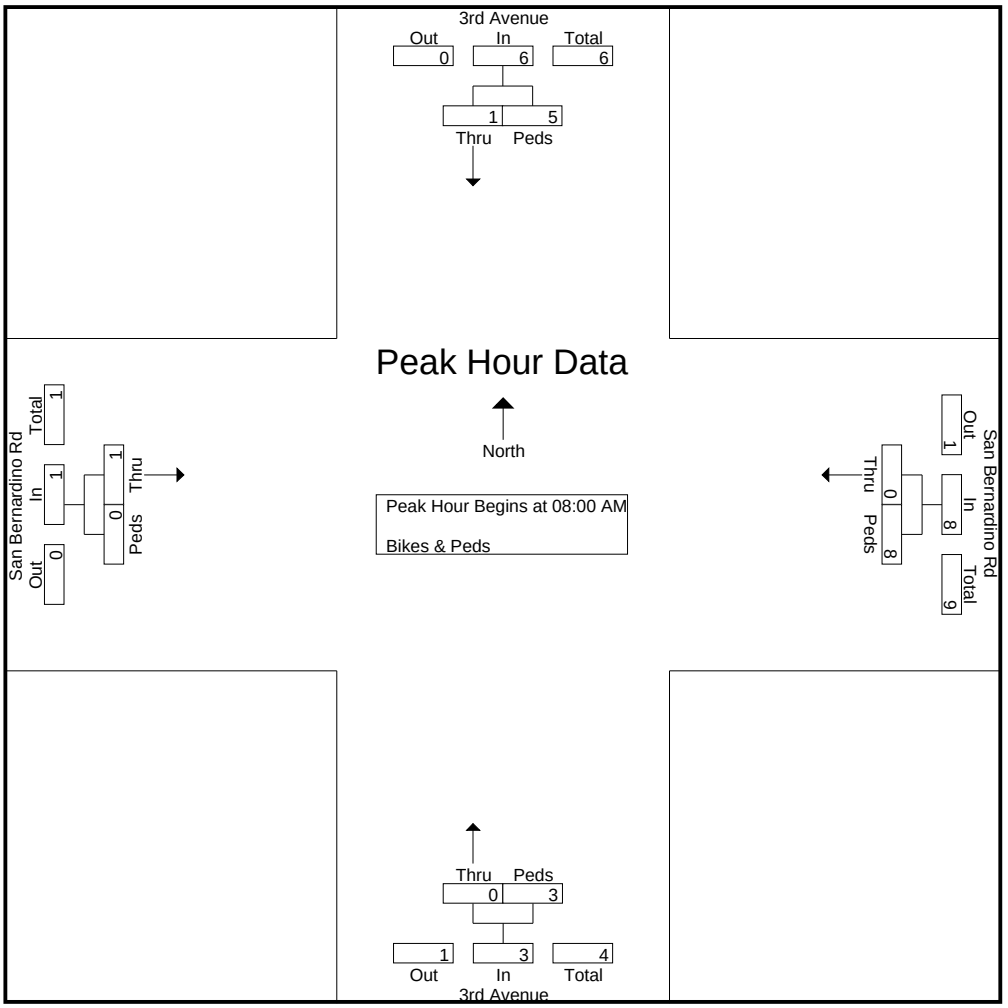
	3rd Avenue Southbound			San Bernardino Rd Westbound			3rd Avenue Northbound			San Bernardino Rd Eastbound			
Start Time	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 08:00 AM													
08:00 AM	0	0	0	0	**3**	**3**	0	1	1	0	0	0	4
08:15 AM	0	**4**	**4**	0	3	3	0	0	0	0	0	0	**7**
08:30 AM	0	0	0	0	1	1	0	**2**	**2**	0	0	0	3
08:45 AM	**1**	1	2	0	1	1	0	0	0	**1**	0	**1**	4
Total Volume	1	5	6	0	8	8	0	3	3	1	0	1	18
% App. Total	16.7	83.3		0	100		0	100		100	0		
PHF	.250	.313	.375	.000	.667	.667	.000	.375	.375	.250	.000	.250	.643



CITY TRAFFIC COUNTERS

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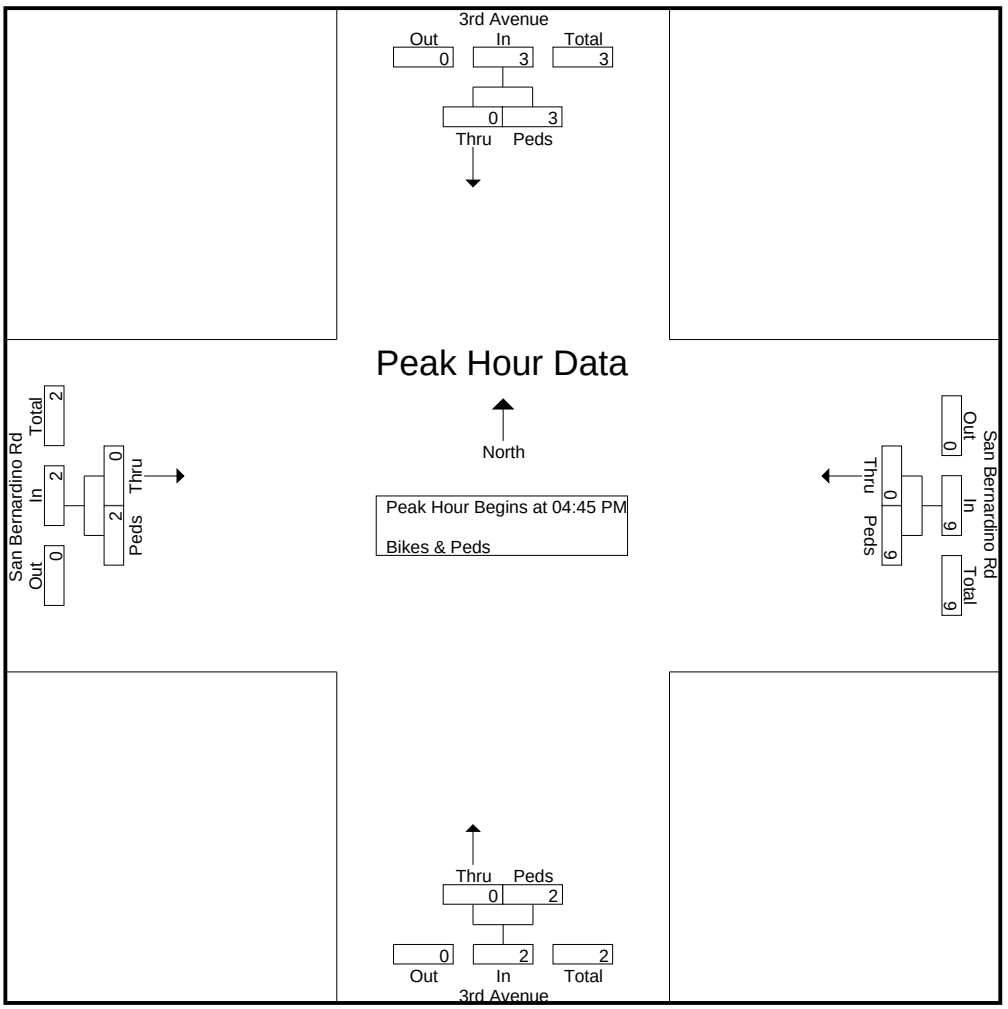
	3rd Avenue Southbound			San Bernardino Rd Westbound			3rd Avenue Northbound			San Bernardino Rd Eastbound			
Start Time	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 04:45 PM													
04:45 PM	0	**1**	**1**	0	0	0	0	0	0	0	0	0	1
05:00 PM	0	1	1	0	2	2	0	**2**	**2**	0	0	0	5
05:15 PM	0	1	1	0	**5**	**5**	0	0	0	0	**2**	**2**	**8**
05:30 PM	0	0	0	0	2	2	0	0	0	0	0	0	2
Total Volume	0	3	3	0	9	9	0	2	2	0	2	2	16
% App. Total	0	100		0	100		0	100		0	100		
PHF	.000	.750	.750	.000	.450	.450	.000	.250	.250	.000	.250	.250	.500



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_Covina
Site Code : 00000000
Start Date : 3/20/2018
Page No : 1

Groups Printed- Vehicles

	Citrus Ave Southbound			Covina Blvd Westbound			Citrus Ave Northbound			Covina Blvd Eastbound			
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Int. Total
07:00 AM	13	90	14	18	183	16	8	41	6	5	53	8	455
07:15 AM	12	84	15	22	153	17	3	61	7	7	41	5	427
07:30 AM	16	130	15	25	168	22	6	69	3	18	65	9	546
07:45 AM	18	128	8	17	141	9	6	80	8	27	94	10	546
Total	59	432	52	82	645	64	23	251	24	57	253	32	1974
08:00 AM	20	118	9	22	123	17	7	82	3	26	66	7	500
08:15 AM	19	109	6	11	102	11	5	98	13	25	69	3	471
08:30 AM	15	95	15	14	86	11	4	62	11	11	49	4	377
08:45 AM	21	117	7	10	74	17	6	56	16	11	40	5	380
Total	75	439	37	57	385	56	22	298	43	73	224	19	1728
04:00 PM	17	117	10	12	74	18	13	112	20	21	104	9	527
04:15 PM	24	124	11	15	68	16	16	150	22	20	106	9	581
04:30 PM	29	136	12	20	89	8	16	144	14	17	96	3	584
04:45 PM	37	104	14	14	88	21	15	126	20	20	122	5	586
Total	107	481	47	61	319	63	60	532	76	78	428	26	2278
05:00 PM	35	122	16	16	100	9	11	146	20	13	107	5	600
05:15 PM	36	115	19	17	94	23	14	128	21	11	99	15	592
05:30 PM	25	117	23	18	94	24	14	130	28	31	106	11	621
05:45 PM	39	128	17	9	65	29	12	118	14	20	97	12	560
Total	135	482	75	60	353	85	51	522	83	75	409	43	2373
Grand Total	376	1834	211	260	1702	268	156	1603	226	283	1314	120	8353
Apprch %	15.5	75.8	8.7	11.7	76.3	12	7.9	80.8	11.4	16.5	76.5	7	
Total %	4.5	22	2.5	3.1	20.4	3.2	1.9	19.2	2.7	3.4	15.7	1.4	

CITY TRAFFIC COUNTERS

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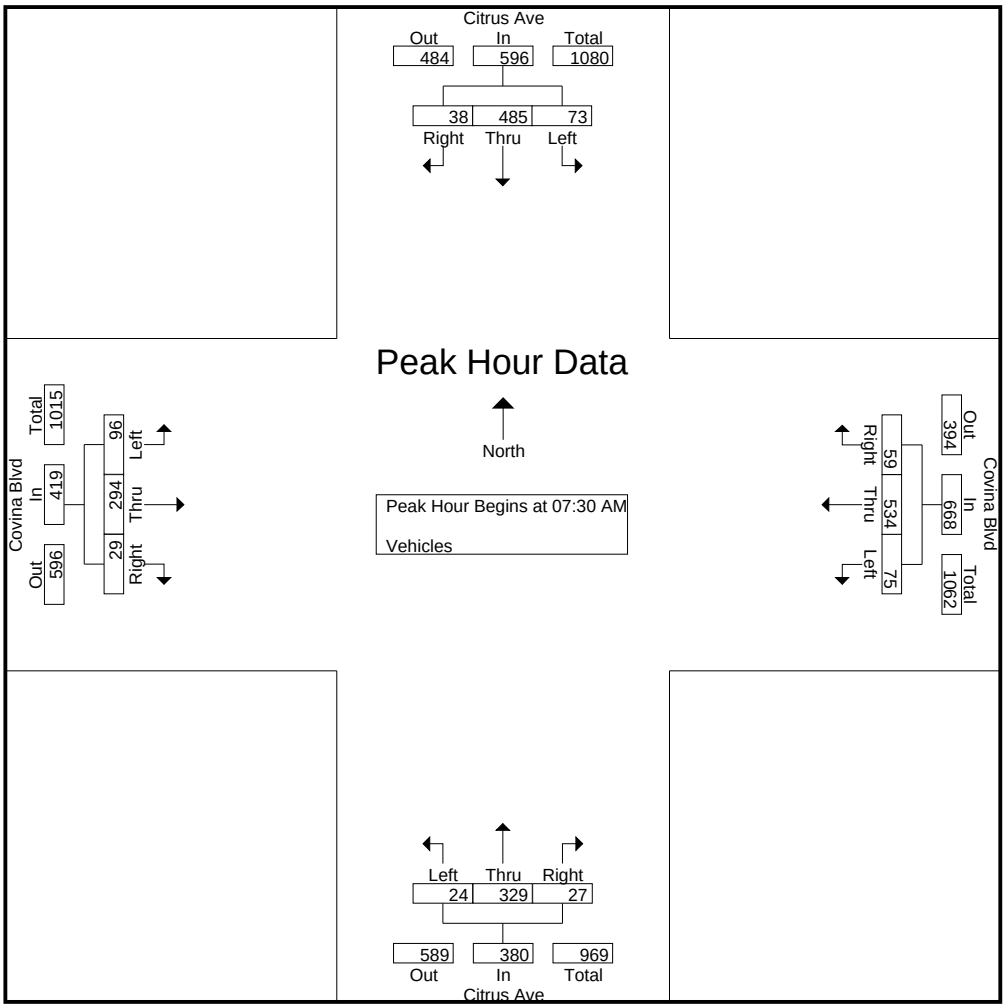
	Citrus Ave Southbound				Covina Blvd Westbound				Citrus Ave Northbound				Covina Blvd Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	16	**130**	**15**	**161**	**25**	**168**	**22**	**215**	6	69	3	78	18	65	9	92	**546**
07:45 AM	18	128	8	154	17	141	9	167	6	80	8	94	**27**	**94**	**10**	**131**	546
08:00 AM	**20**	118	9	147	22	123	17	162	**7**	82	3	92	26	66	7	99	500
08:15 AM	19	109	6	134	11	102	11	124	5	**98**	**13**	**116**	25	69	3	97	471
Total Volume	73	485	38	596	75	534	59	668	24	329	27	380	96	294	29	419	2063
% App. Total	12.2	81.4	6.4		11.2	79.9	8.8		6.3	86.6	7.1		22.9	70.2	6.9		
PHF	.913	.933	.633	.925	.750	.795	.670	.777	.857	.839	.519	.819	.889	.782	.725	.800	.945



CITY TRAFFIC COUNTERS

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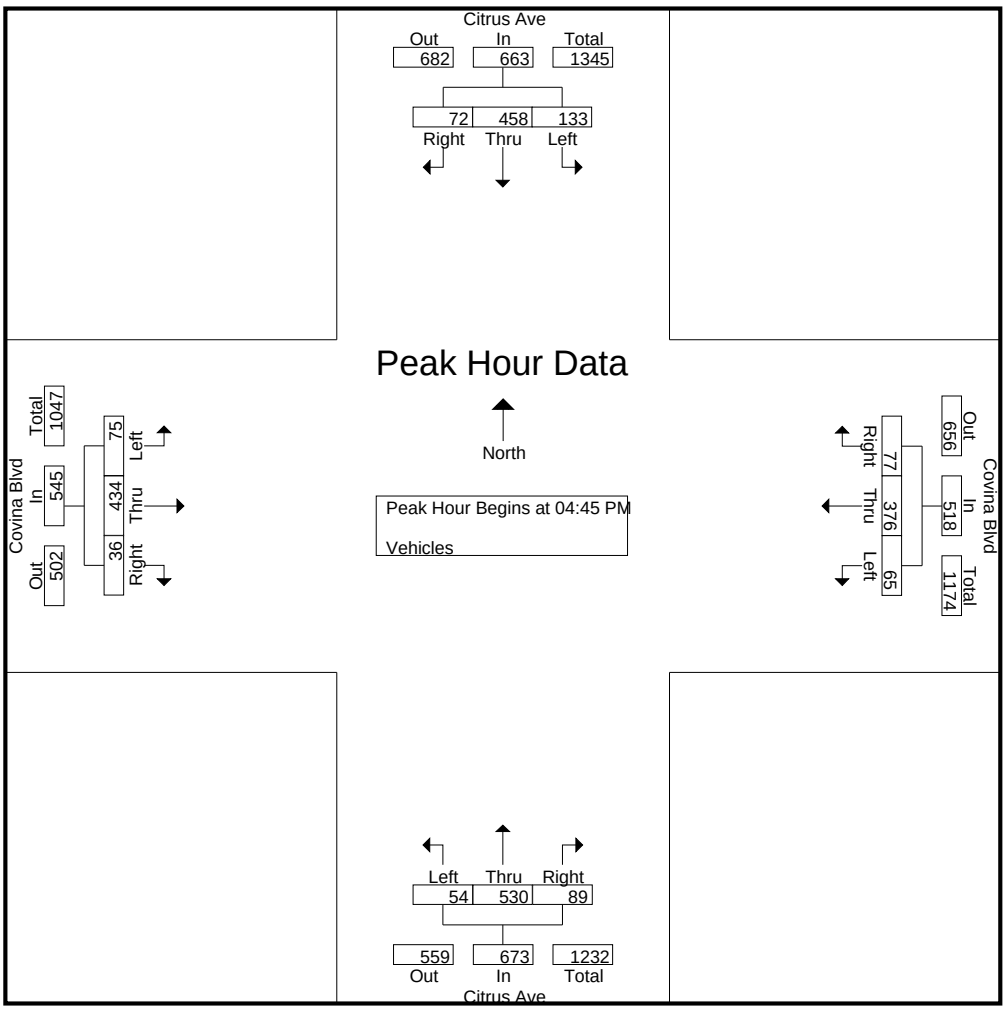
	Citrus Ave Southbound				Covina Blvd Westbound				Citrus Ave Northbound				Covina Blvd Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	**37**	104	14	155	14	88	21	123	**15**	126	20	161	20	**122**	5	147	586
05:00 PM	35	**122**	16	**173**	16	**100**	9	125	11	**146**	20	**177**	13	107	5	125	600
05:15 PM	36	115	19	170	17	94	23	134	14	128	21	163	11	99	**15**	125	592
05:30 PM	25	117	**23**	165	**18**	94	**24**	**136**	14	130	**28**	172	**31**	106	11	**148**	**621**
Total Volume	133	458	72	663	65	376	77	518	54	530	89	673	75	434	36	545	2399
% App. Total	20.1	69.1	10.9		12.5	72.6	14.9		8	78.8	13.2		13.8	79.6	6.6		
PHF	.899	.939	.783	.958	.903	.940	.802	.952	.900	.908	.795	.951	.605	.889	.600	.921	.966



CITY TRAFFIC COUNTERS

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Groups Printed- Bikes & Peds

	Citrus Ave Southbound		Covina Blvd Westbound		Citrus Ave Northbound		Covina Blvd Eastbound		
Start Time	Thru	Peds	Thru	Peds	Thru	Peds	Thru	Peds	Int. Total
07:00 AM	0	2	0	0	0	0	0	2	4
07:15 AM	0	4	0	1	1	1	0	0	7
07:30 AM	0	1	0	0	0	0	0	1	2
07:45 AM	0	1	0	0	0	1	0	0	2
Total	0	8	0	1	1	2	0	3	15
08:00 AM	0	0	1	2	0	1	1	0	5
08:15 AM	0	3	0	2	0	1	0	3	9
08:30 AM	1	1	0	0	0	1	0	0	3
08:45 AM	0	0	3	0	0	1	0	0	4
Total	1	4	4	4	0	4	1	3	21
04:00 PM	0	3	0	1	1	0	0	1	6
04:15 PM	0	2	0	3	0	2	0	0	7
04:30 PM	1	2	0	1	0	1	0	0	5
04:45 PM	0	1	0	1	1	0	1	0	4
Total	1	8	0	6	2	3	1	1	22
05:00 PM	3	0	0	0	0	1	0	1	5
05:15 PM	1	2	0	2	0	1	0	1	7
05:30 PM	0	1	0	1	0	3	0	0	5
05:45 PM	1	0	0	1	0	0	0	0	2
Total	5	3	0	4	0	5	0	2	19
Grand Total	7	23	4	15	3	14	2	9	77
Apprch %	23.3	76.7	21.1	78.9	17.6	82.4	18.2	81.8	
Total %	9.1	29.9	5.2	19.5	3.9	18.2	2.6	11.7	

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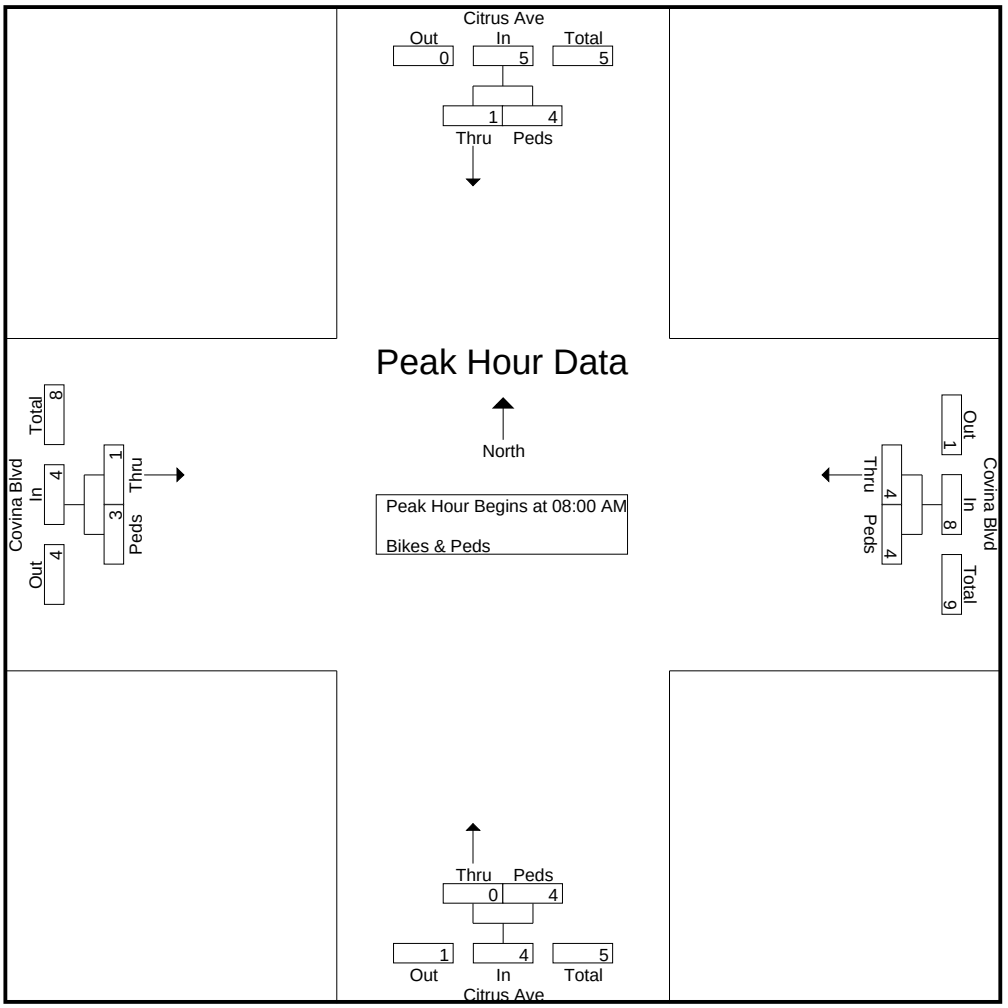
	Citrus Ave Southbound			Covina Blvd Westbound			Citrus Ave Northbound			Covina Blvd Eastbound			
Start Time	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 08:00 AM													
08:00 AM	0	0	0	1	**2**	**3**	0	**1**	**1**	**1**	0	1	5
08:15 AM	0	**3**	**3**	0	2	2	0	1	1	0	**3**	**3**	**9**
08:30 AM	**1**	1	2	0	0	0	0	1	1	0	0	0	3
08:45 AM	0	0	0	**3**	0	3	0	1	1	0	0	0	4
Total Volume	1	4	5	4	4	8	0	4	4	1	3	4	21
% App. Total	20	80		50	50		0	100		25	75		
PHF	.250	.333	.417	.333	.500	.667	.000	1.00	1.00	.250	.250	.333	.583



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File Name : Citrus_Covina_BP
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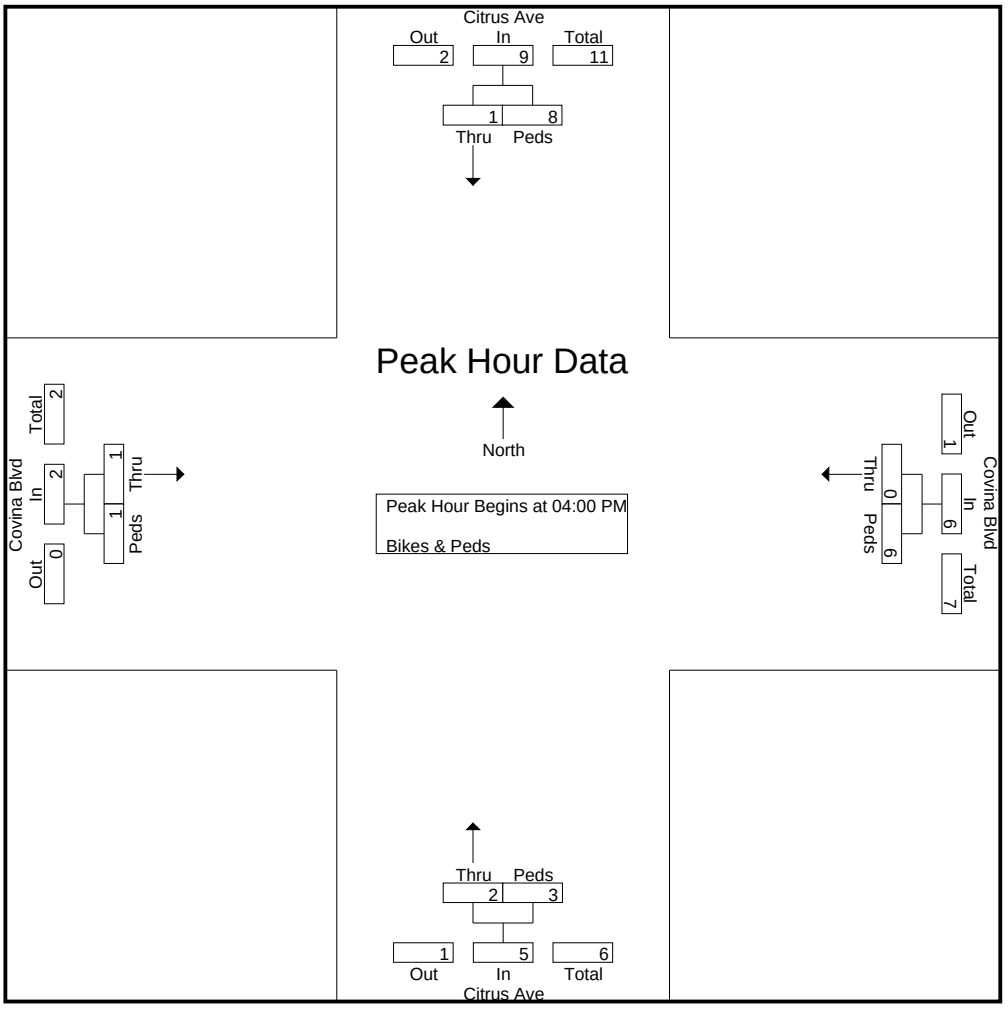
	Citrus Ave Southbound			Covina Blvd Westbound			Citrus Ave Northbound			Covina Blvd Eastbound			
Start Time	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 04:00 PM													
04:00 PM	0	**3**	**3**	0	1	1	**1**	0	1	0	**1**	**1**	6
04:15 PM	0	2	2	0	**3**	**3**	0	**2**	**2**	0	0	0	**7**
04:30 PM	**1**	2	3	0	1	1	0	1	1	0	0	0	5
04:45 PM	0	1	1	0	1	1	1	0	1	**1**	0	1	4
Total Volume	1	8	9	0	6	6	2	3	5	1	1	2	22
% App. Total	11.1	88.9		0	100		40	60		50	50		
PHF	.250	.667	.750	.000	.500	.500	.500	.375	.625	.250	.250	.500	.786



CITY TRAFFIC COUNTERS

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File Name : Citrus_Cypress
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Groups Printed- Vehicles

	Citrus Ave Southbound			Cypress St Westbound			Citrus Ave Northbound			Cypress St Eastbound			
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Int. Total
07:00 AM	8	89	19	11	200	9	8	40	2	9	39	7	441
07:15 AM	13	56	39	7	185	14	11	44	2	8	43	9	431
07:30 AM	14	96	56	12	153	9	11	48	2	19	55	4	479
07:45 AM	16	110	39	13	118	15	11	63	2	15	71	9	482
Total	51	351	153	43	656	47	41	195	8	51	208	29	1833
08:00 AM	11	84	52	13	125	11	12	65	2	14	53	7	449
08:15 AM	9	92	21	8	91	8	5	75	7	22	51	11	400
08:30 AM	6	78	22	7	86	12	10	57	4	18	51	8	359
08:45 AM	6	101	15	11	83	5	7	52	5	15	54	9	363
Total	32	355	110	39	385	36	34	249	18	69	209	35	1571
04:00 PM	11	92	35	10	72	11	12	98	3	34	126	15	519
04:15 PM	21	90	26	7	47	9	18	131	10	44	127	10	540
04:30 PM	14	109	26	8	100	11	21	131	5	39	146	12	622
04:45 PM	21	99	19	7	57	16	21	95	10	33	168	15	561
Total	67	390	106	32	276	47	72	455	28	150	567	52	2242
05:00 PM	19	78	28	8	97	14	14	127	8	34	157	19	603
05:15 PM	10	110	31	10	79	12	17	125	14	34	125	13	580
05:30 PM	16	86	26	10	75	14	12	109	11	26	149	8	542
05:45 PM	14	98	31	9	73	10	16	116	9	32	161	14	583
Total	59	372	116	37	324	50	59	477	42	126	592	54	2308
Grand Total	209	1468	485	151	1641	180	206	1376	96	396	1576	170	7954
Apprch %	9.7	67.9	22.4	7.7	83.2	9.1	12.3	82	5.7	18.5	73.6	7.9	
Total %	2.6	18.5	6.1	1.9	20.6	2.3	2.6	17.3	1.2	5	19.8	2.1	

CITY TRAFFIC COUNTERS

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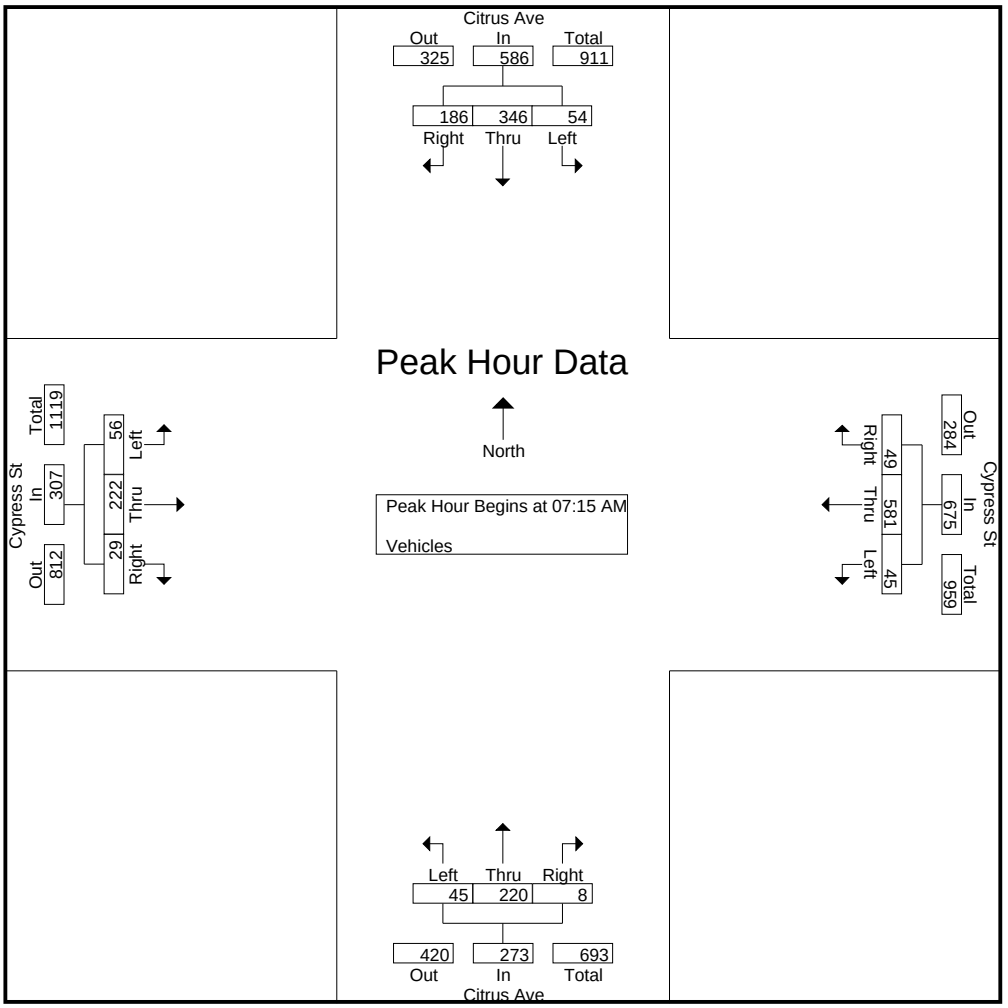
	Citrus Ave Southbound				Cypress St Westbound				Citrus Ave Northbound				Cypress St Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	13	56	39	108	7	**185**	14	**206**	11	44	**2**	57	8	43	**9**	60	431
07:30 AM	14	96	**56**	**166**	12	153	9	174	11	48	2	61	**19**	55	4	78	479
07:45 AM	**16**	**110**	39	165	**13**	118	**15**	146	11	63	2	76	15	**71**	9	**95**	**482**
08:00 AM	11	84	52	147	13	125	11	149	**12**	**65**	2	**79**	14	53	7	74	449
Total Volume	54	346	186	586	45	581	49	675	45	220	8	273	56	222	29	307	1841
% App. Total	9.2	59	31.7		6.7	86.1	7.3		16.5	80.6	2.9		18.2	72.3	9.4		
PHF	.844	.786	.830	.883	.865	.785	.817	.819	.938	.846	1.00	.864	.737	.782	.806	.808	.955

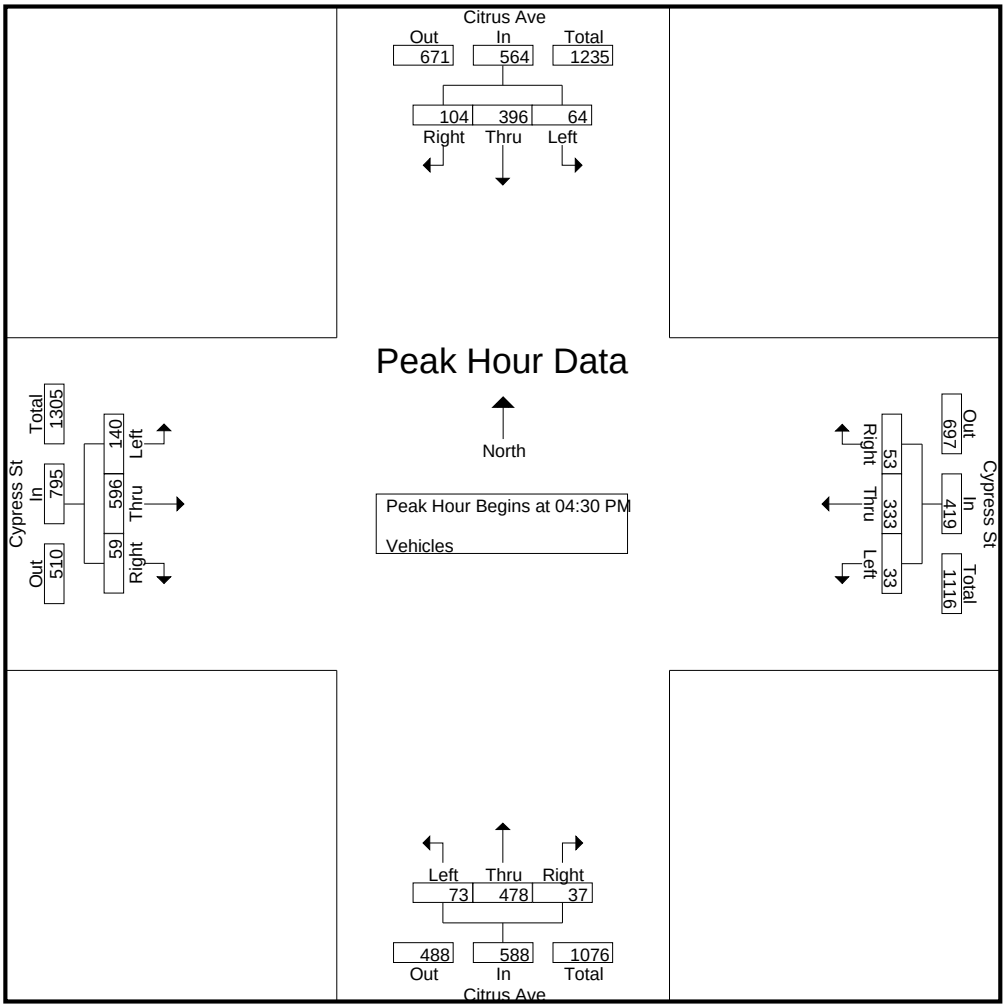


CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_Cypress
Site Code : 00000000
Start Date : 3/20/2018
Page No : 3

	Citrus Ave Southbound				Cypress St Westbound				Citrus Ave Northbound				Cypress St Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	14	109	26	149	8	**100**	11	**119**	**21**	**131**	5	**157**	**39**	146	12	197	**622**
04:45 PM	**21**	99	19	139	7	57	**16**	80	21	95	10	126	33	**168**	15	**216**	561
05:00 PM	19	78	28	125	8	97	14	119	14	127	8	149	34	157	**19**	210	603
05:15 PM	10	**110**	**31**	**151**	**10**	79	12	101	17	125	**14**	156	34	125	13	172	580
Total Volume	64	396	104	564	33	333	53	419	73	478	37	588	140	596	59	795	2366
% App. Total	11.3	70.2	18.4		7.9	79.5	12.6		12.4	81.3	6.3		17.6	75	7.4		
PHF	.762	.900	.839	.934	.825	.833	.828	.880	.869	.912	.661	.936	.897	.887	.776	.920	.951



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_Cypress_BP
Site Code : 00000000
Start Date : 3/20/2018
Page No : 1

Groups Printed- Bikes & Peds

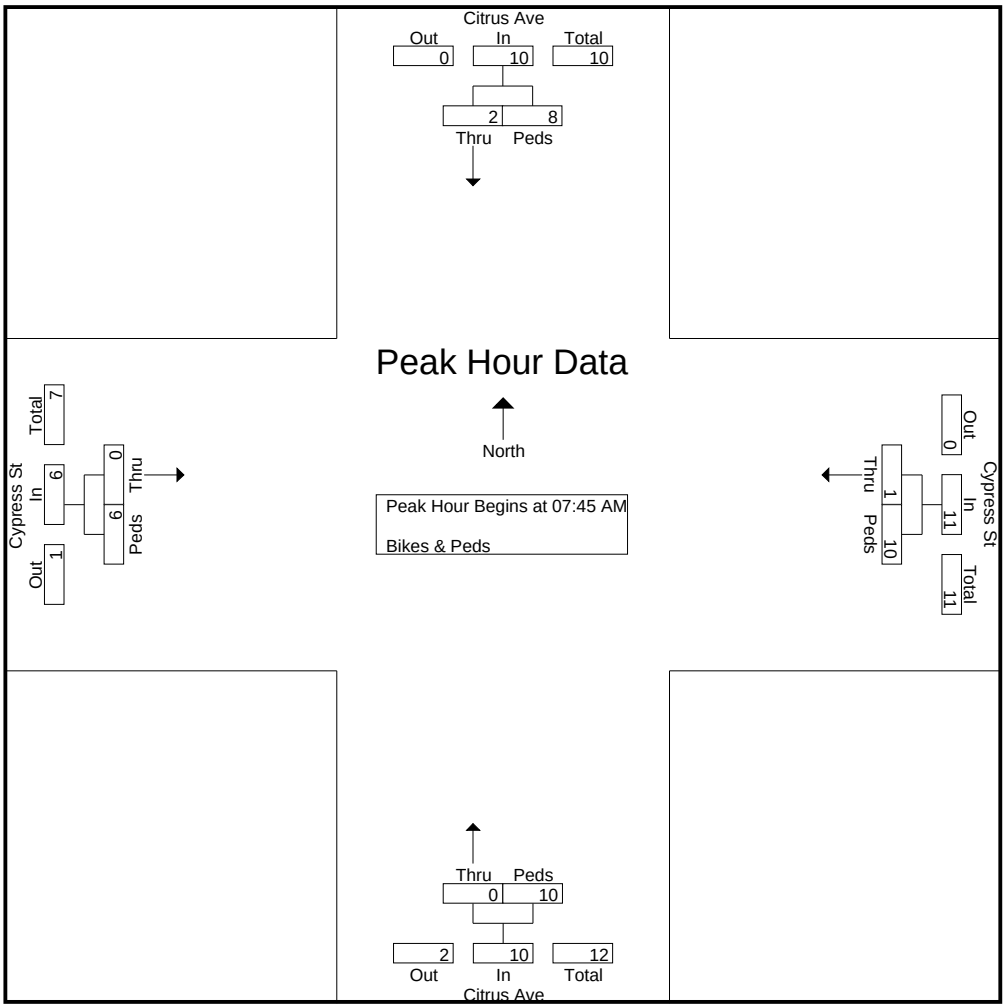
	Citrus Ave Southbound		Cypress St Westbound		Citrus Ave Northbound		Cypress St Eastbound		
Start Time	Thru	Peds	Thru	Peds	Thru	Peds	Thru	Peds	Int. Total
07:00 AM	0	0	0	1	0	3	0	1	5
07:15 AM	2	0	0	0	0	1	0	0	3
07:30 AM	0	0	0	4	0	1	0	0	5
07:45 AM	0	5	0	5	0	5	0	1	16
Total	2	5	0	10	0	10	0	2	29
08:00 AM	1	1	1	2	0	1	0	0	6
08:15 AM	0	1	0	1	0	2	0	4	8
08:30 AM	1	1	0	2	0	2	0	1	7
08:45 AM	1	2	3	1	1	2	0	1	11
Total	3	5	4	6	1	7	0	6	32
04:00 PM	0	1	0	0	1	1	0	0	3
04:15 PM	0	1	0	1	0	0	0	0	2
04:30 PM	1	0	1	1	0	1	1	0	5
Total	1	2	1	2	1	2	1	0	10
05:00 PM	0	0	0	0	1	2	1	3	7
05:15 PM	0	0	0	3	1	0	0	1	5
05:45 PM	0	0	0	7	0	4	0	0	11
Total	0	0	0	10	2	6	1	4	23
Grand Total	6	12	5	28	4	25	2	12	94
Apprch %	33.3	66.7	15.2	84.8	13.8	86.2	14.3	85.7	
Total %	6.4	12.8	5.3	29.8	4.3	26.6	2.1	12.8	

CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_Cypress_BP
Site Code : 00000000
Start Date : 3/20/2018
Page No : 2

	Citrus Ave Southbound			Cypress St Westbound			Citrus Ave Northbound			Cypress St Eastbound			
Start Time	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 07:45 AM													
07:45 AM	0	**5**	**5**	0	**5**	**5**	0	**5**	**5**	0	1	1	**16**
08:00 AM	**1**	1	2	**1**	2	3	0	1	1	0	0	0	6
08:15 AM	0	1	1	0	1	1	0	2	2	0	**4**	**4**	8
08:30 AM	1	1	2	0	2	2	0	2	2	0	1	1	7
Total Volume	2	8	10	1	10	11	0	10	10	0	6	6	37
% App. Total	20	80		9.1	90.9		0	100		0	100		
PHF	.500	.400	.500	.250	.500	.550	.000	.500	.500	.000	.375	.375	.578

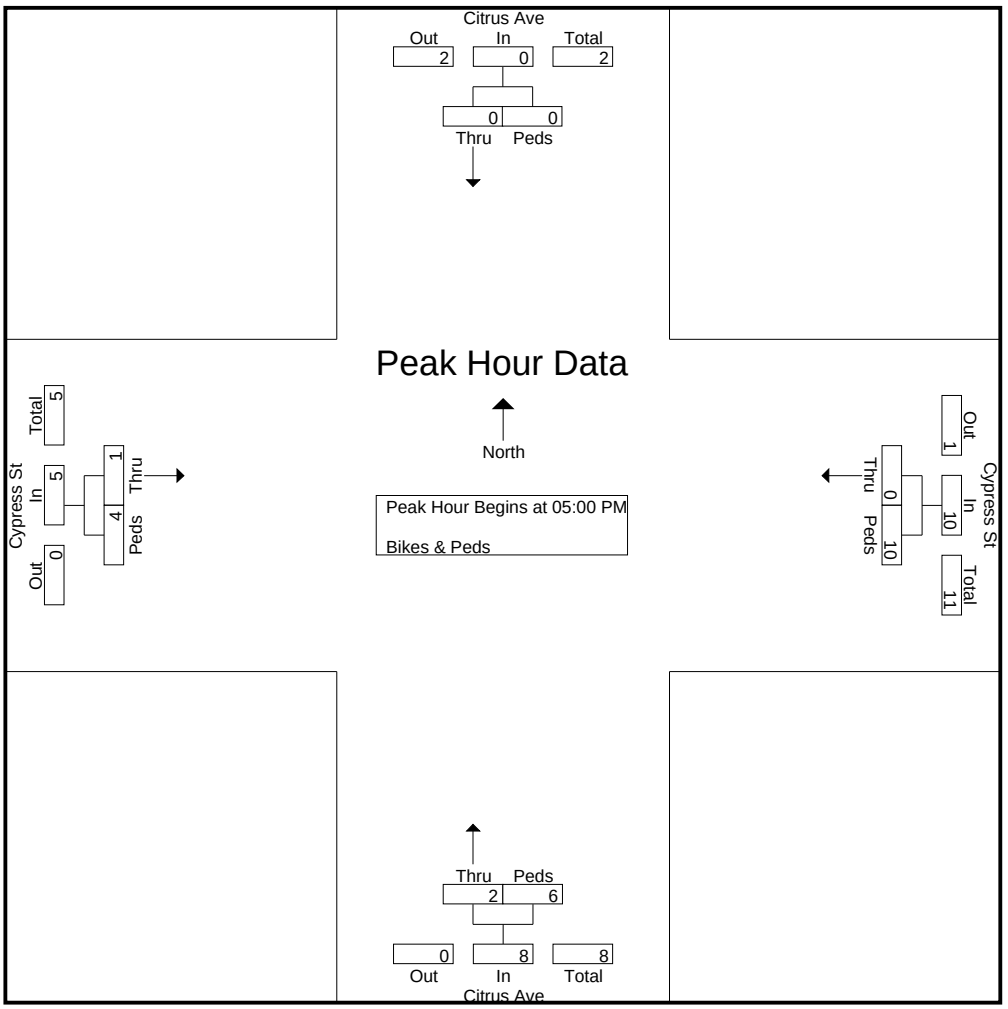


CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_Cypress_BP
Site Code : 00000000
Start Date : 3/20/2018
Page No : 3

	Citrus Ave Southbound			Cypress St Westbound			Citrus Ave Northbound			Cypress St Eastbound			
Start Time	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 05:00 PM													
05:00 PM	0	0	0	0	0	0	**1**	2	3	**1**	**3**	**4**	7
05:15 PM	0	0	0	0	3	3	1	0	1	0	1	1	5
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 PM	0	0	0	0	**7**	**7**	0	**4**	**4**	0	0	0	**11**
Total Volume	0	0	0	0	10	10	2	6	8	1	4	5	23
% App. Total	0	0		0	100		25	75		20	80		
PHF	.000	.000	.000	.000	.357	.357	.500	.375	.500	.250	.333	.313	.523



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_Front
Site Code : 00000000
Start Date : 3/20/2018
Page No : 1

Groups Printed- Vehicles

	Citrus Ave Southbound			Front St Westbound			Citrus Ave Northbound			Front St Eastbound			
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Int. Total
07:00 AM	12	82	16	0	5	16	2	36	1	0	1	1	172
07:15 AM	9	64	13	2	5	18	2	38	0	0	0	0	151
07:30 AM	9	90	0	1	7	15	4	48	1	0	0	1	176
07:45 AM	10	109	0	0	1	10	2	69	0	1	1	0	203
Total	40	345	29	3	18	59	10	191	2	1	2	2	702
08:00 AM	16	122	2	0	0	16	1	67	0	1	0	0	225
08:15 AM	5	109	2	2	2	23	1	63	2	0	1	1	211
08:30 AM	7	54	2	4	5	14	0	65	2	0	1	0	154
08:45 AM	18	92	3	1	3	16	2	65	2	1	0	2	205
Total	46	377	9	7	10	69	4	260	6	2	2	3	795
04:00 PM	13	85	0	2	0	23	0	98	2	4	0	2	229
04:15 PM	11	119	1	2	1	25	2	117	2	18	1	8	307
04:30 PM	14	121	0	1	1	32	0	122	4	6	6	4	311
04:45 PM	12	100	3	2	0	31	3	107	2	4	1	3	268
Total	50	425	4	7	2	111	5	444	10	32	8	17	1115
05:00 PM	11	107	1	4	0	38	0	125	1	6	4	2	299
05:15 PM	10	124	2	2	0	32	1	115	1	5	5	8	305
05:30 PM	13	99	1	3	1	37	1	110	1	8	6	4	284
05:45 PM	23	89	0	0	0	20	1	107	1	7	7	6	261
Total	57	419	4	9	1	127	3	457	4	26	22	20	1149
Grand Total	193	1566	46	26	31	366	22	1352	22	61	34	42	3761
Apprch %	10.7	86.8	2.5	6.1	7.3	86.5	1.6	96.8	1.6	44.5	24.8	30.7	
Total %	5.1	41.6	1.2	0.7	0.8	9.7	0.6	35.9	0.6	1.6	0.9	1.1	

CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_Front
Site Code : 00000000
Start Date : 3/20/2018
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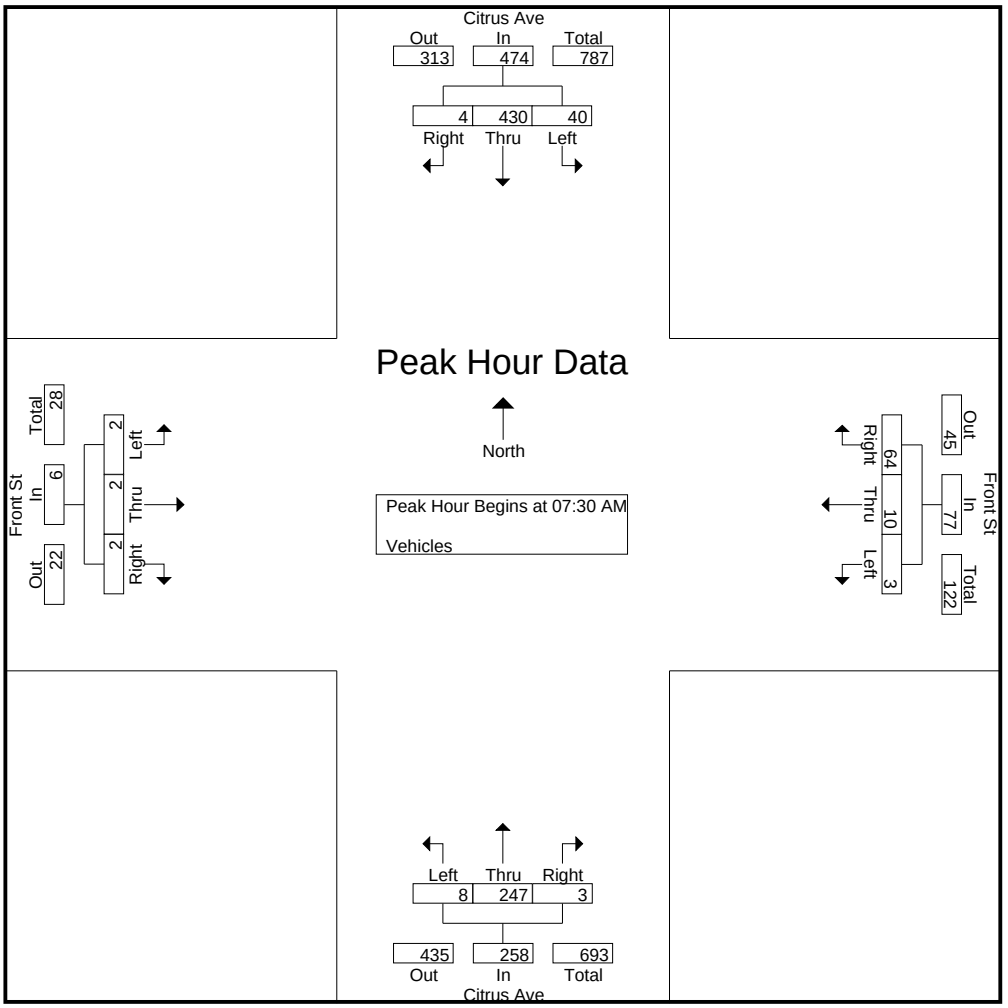
	Citrus Ave Southbound				Front St Westbound				Citrus Ave Northbound				Front St Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	9	90	0	99	1	**7**	15	23	**4**	48	1	53	0	0	**1**	1	176
07:45 AM	10	109	0	119	0	1	10	11	2	**69**	0	**71**	**1**	**1**	0	**2**	203
08:00 AM	**16**	**122**	**2**	**140**	0	0	16	16	1	67	0	68	1	0	0	1	**225**
08:15 AM	5	109	2	116	**2**	2	**23**	**27**	1	63	**2**	66	0	1	1	2	211
Total Volume	40	430	4	474	3	10	64	77	8	247	3	258	2	2	2	6	815
% App. Total	8.4	90.7	0.8		3.9	13	83.1		3.1	95.7	1.2		33.3	33.3	33.3		
PHF	.625	.881	.500	.846	.375	.357	.696	.713	.500	.895	.375	.908	.500	.500	.500	.750	.906

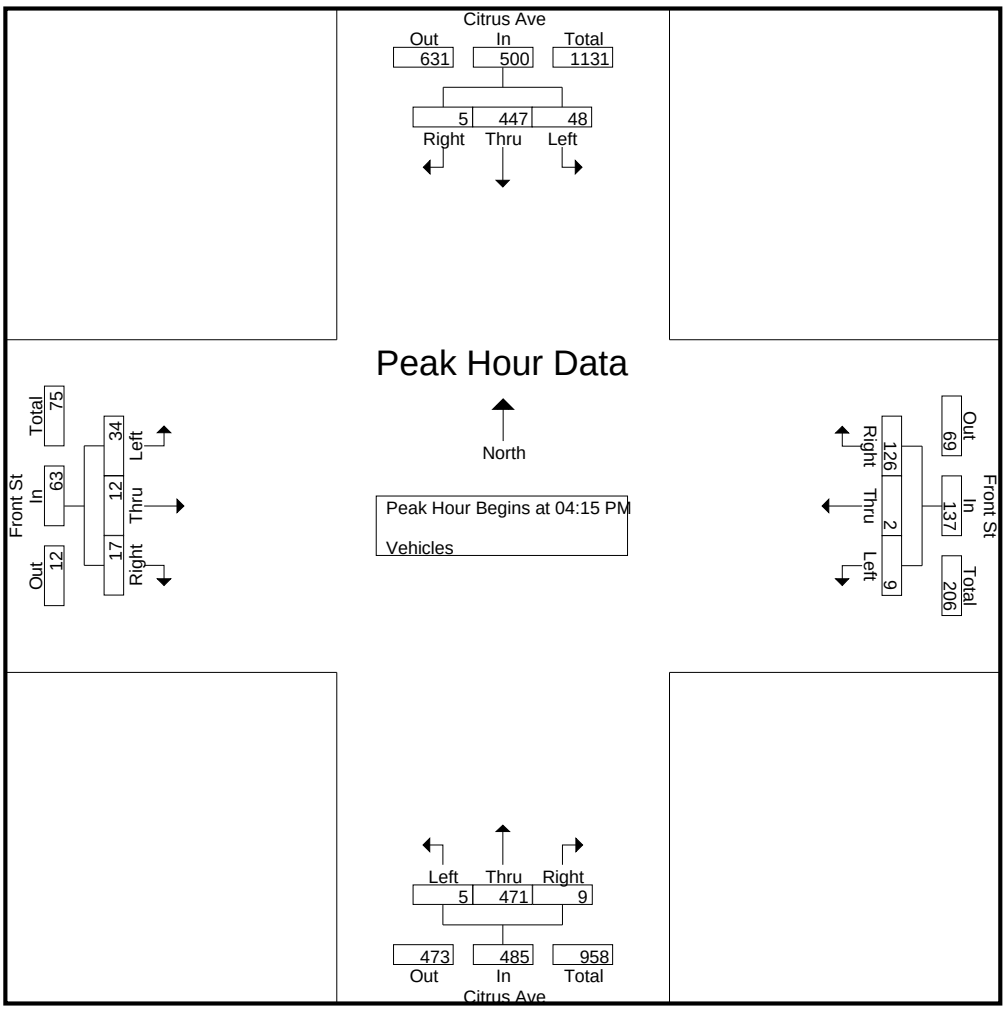


CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_Front
Site Code : 00000000
Start Date : 3/20/2018
Page No : 3

	Citrus Ave Southbound				Front St Westbound				Citrus Ave Northbound				Front St Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:15 PM																	
04:15 PM	11	119	1	131	2	**1**	25	28	2	117	2	121	**18**	1	**8**	**27**	307
04:30 PM	**14**	**121**	0	**135**	1	1	32	34	0	122	**4**	**126**	6	**6**	4	16	**311**
04:45 PM	12	100	**3**	115	2	0	31	33	**3**	107	2	112	4	1	3	8	268
05:00 PM	11	107	1	119	**4**	0	**38**	**42**	0	**125**	1	126	6	4	2	12	299
Total Volume	48	447	5	500	9	2	126	137	5	471	9	485	34	12	17	63	1185
% App. Total	9.6	89.4	1		6.6	1.5	92		1	97.1	1.9		54	19	27		
PHF	.857	.924	.417	.926	.563	.500	.829	.815	.417	.942	.563	.962	.472	.500	.531	.583	.953



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_Front_BP
Site Code : 00000000
Start Date : 3/20/2018
Page No : 1

Groups Printed- Bikes & Peds

	Citrus Ave Southbound		Front St Westbound		Citrus Ave Northbound		Front St Eastbound		
Start Time	Thru	Peds	Thru	Peds	Thru	Peds	Thru	Peds	Int. Total
07:00 AM	0	10	0	0	0	0	1	2	13
07:15 AM	0	15	0	2	0	1	1	4	23
07:30 AM	0	9	0	1	0	0	0	0	10
07:45 AM	0	3	0	0	0	0	0	1	4
Total	0	37	0	3	0	1	2	7	50
08:00 AM	2	2	0	0	1	0	1	2	8
08:15 AM	0	1	0	4	0	0	0	2	7
08:30 AM	0	2	0	1	0	0	0	1	4
08:45 AM	1	8	1	1	0	0	0	0	11
Total	3	13	1	6	1	0	1	5	30
04:00 PM	0	3	0	1	0	1	1	3	9
04:15 PM	0	32	0	1	0	4	1	34	72
04:30 PM	0	34	1	0	1	4	2	39	81
04:45 PM	0	6	0	0	0	2	0	4	12
Total	0	75	1	2	1	11	4	80	174
05:00 PM	0	47	1	3	0	1	0	49	101
05:15 PM	0	4	0	2	0	0	0	5	11
05:30 PM	0	66	0	1	0	4	0	69	140
05:45 PM	0	6	0	0	0	0	0	6	12
Total	0	123	1	6	0	5	0	129	264
Grand Total	3	248	3	17	2	17	7	221	518
Apprch %	1.2	98.8	15	85	10.5	89.5	3.1	96.9	
Total %	0.6	47.9	0.6	3.3	0.4	3.3	1.4	42.7	

CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_Front_BP
Site Code : 00000000
Start Date : 3/20/2018
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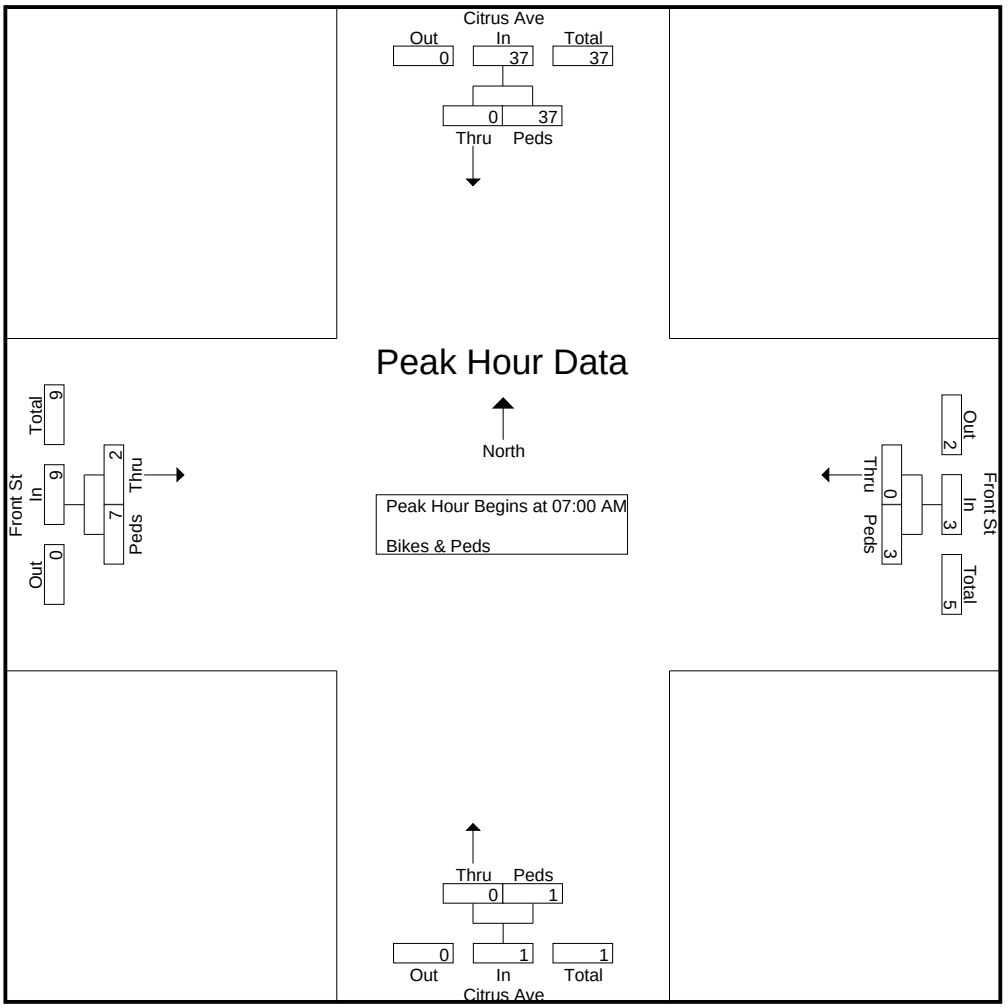
	Citrus Ave Southbound			Front St Westbound			Citrus Ave Northbound			Front St Eastbound			
Start Time	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 07:00 AM													
07:00 AM	0	10	10	0	0	0	0	0	0	**1**	2	3	13
07:15 AM	0	**15**	**15**	0	**2**	**2**	0	**1**	**1**	1	**4**	**5**	**23**
07:30 AM	0	9	9	0	1	1	0	0	0	0	0	0	10
07:45 AM	0	3	3	0	0	0	0	0	0	0	1	1	4
Total Volume	0	37	37	0	3	3	0	1	1	2	7	9	50
% App. Total	0	100		0	100		0	100		22.2	77.8		
PHF	.000	.617	.617	.000	.375	.375	.000	.250	.250	.500	.438	.450	.543



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_Front_BP
Site Code : 00000000
Start Date : 3/20/2018
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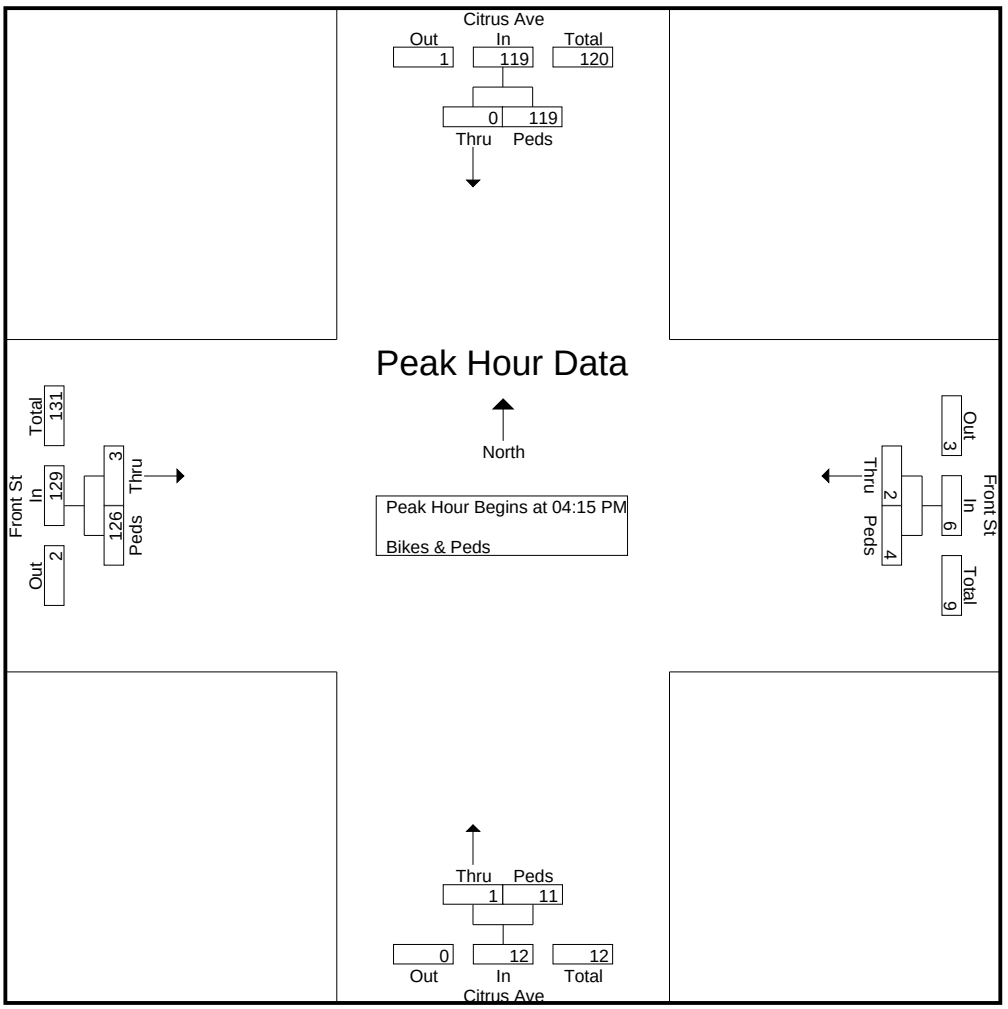
	Citrus Ave Southbound			Front St Westbound			Citrus Ave Northbound			Front St Eastbound			
Start Time	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 04:15 PM													
04:15 PM	0	32	32	0	1	1	0	**4**	4	1	34	35	72
04:30 PM	0	34	34	**1**	0	1	**1**	4	**5**	**2**	39	41	81
04:45 PM	0	6	6	0	0	0	0	2	2	0	4	4	12
05:00 PM	0	**47**	**47**	1	**3**	**4**	0	1	1	0	**49**	**49**	**101**
Total Volume	0	119	119	2	4	6	1	11	12	3	126	129	266
% App. Total	0	100		33.3	66.7		8.3	91.7		2.3	97.7		
PHF	.000	.633	.633	.500	.333	.375	.250	.688	.600	.375	.643	.658	.658



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_Geneva
Site Code : 00000000
Start Date : 3/20/2018
Page No : 1

Groups Printed- Vehicles

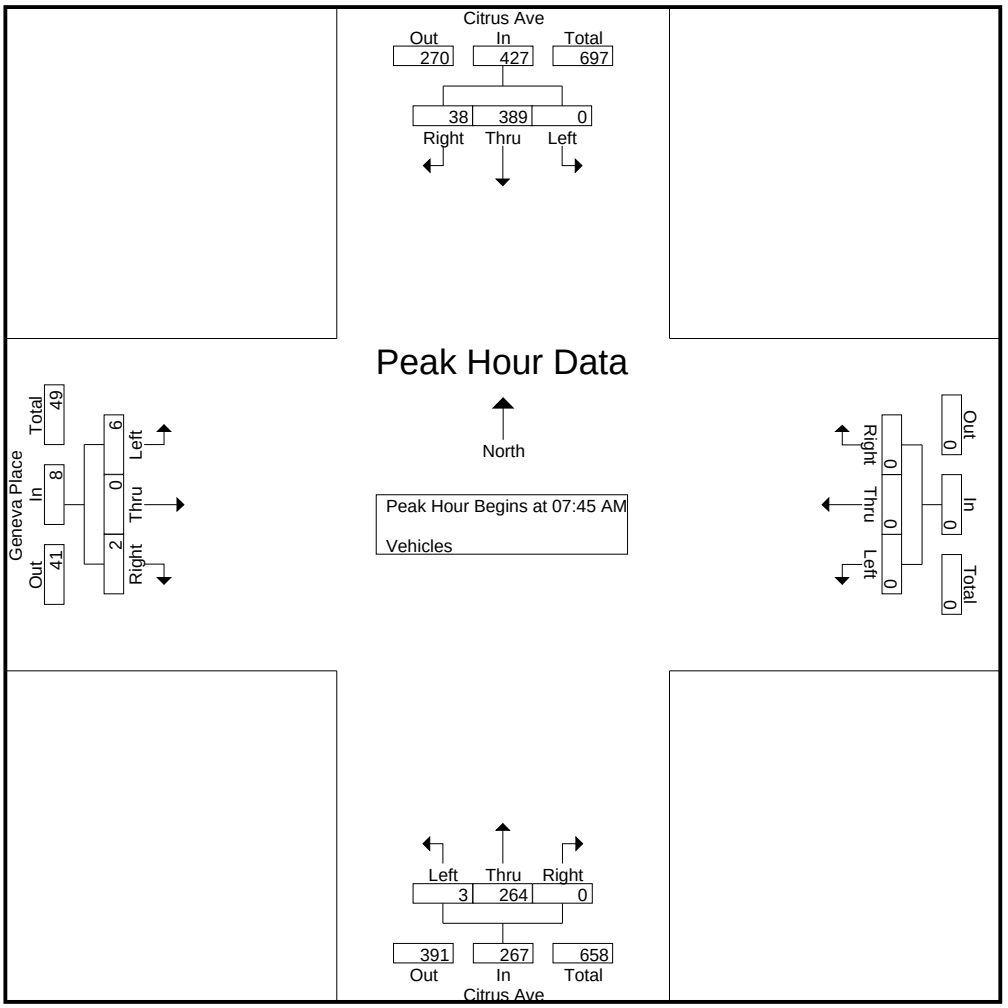
	Citrus Ave Southbound			Westbound			Citrus Ave Northbound			Geneva Place Eastbound			
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Int. Total
07:00 AM	0	80	4	0	0	0	1	36	0	0	0	1	122
07:15 AM	0	61	5	0	0	0	1	40	0	2	0	2	111
07:30 AM	0	88	3	0	0	0	1	55	0	0	0	1	148
07:45 AM	0	98	8	0	0	0	2	67	0	2	0	0	177
Total	0	327	20	0	0	0	5	198	0	4	0	4	558
08:00 AM	0	105	15	0	0	0	1	64	0	1	0	2	188
08:15 AM	0	103	9	0	0	0	0	65	0	2	0	0	179
08:30 AM	0	83	6	0	0	0	0	68	0	1	0	0	158
08:45 AM	0	82	9	0	0	0	1	66	0	0	0	1	159
Total	0	373	39	0	0	0	2	263	0	4	0	3	684
04:00 PM	0	84	6	0	0	0	0	102	0	2	0	1	195
04:15 PM	0	123	10	0	0	0	0	127	0	1	0	1	262
04:30 PM	0	109	15	0	0	0	1	111	0	4	0	0	240
04:45 PM	0	100	7	0	0	0	1	117	0	2	0	3	230
Total	0	416	38	0	0	0	2	457	0	9	0	5	927
05:00 PM	0	98	15	0	0	0	1	119	0	2	0	4	239
05:15 PM	0	126	8	0	0	0	2	108	0	1	0	0	245
05:30 PM	0	110	4	0	0	0	0	118	0	2	0	1	235
05:45 PM	0	94	6	0	0	0	1	101	0	1	0	0	203
Total	0	428	33	0	0	0	4	446	0	6	0	5	922
Grand Total	0	1544	130	0	0	0	13	1364	0	23	0	17	3091
Apprch %	0	92.2	7.8	0	0	0	0.9	99.1	0	57.5	0	42.5	
Total %	0	50	4.2	0	0	0	0.4	44.1	0	0.7	0	0.5	

CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_Geneva
Site Code : 00000000
Start Date : 3/20/2018
Page No : 2

	Citrus Ave Southbound				Westbound				Citrus Ave Northbound				Geneva Place Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	0	98	8	106	0	0	0	0	**2**	67	0	**69**	**2**	0	0	2	177
08:00 AM	0	**105**	**15**	**120**	0	0	0	0	1	64	0	65	1	0	**2**	**3**	**188**
08:15 AM	0	103	9	112	0	0	0	0	0	65	0	65	2	0	0	2	179
08:30 AM	0	83	6	89	0	0	0	0	0	**68**	0	68	1	0	0	1	158
Total Volume	0	389	38	427	0	0	0	0	3	264	0	267	6	0	2	8	702
% App. Total	0	91.1	8.9		0	0	0		1.1	98.9	0		75	0	25		
PHF	.000	.926	.633	.890	.000	.000	.000	.000	.375	.971	.000	.967	.750	.000	.250	.667	.934



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_Geneva
Site Code : 00000000
Start Date : 3/20/2018
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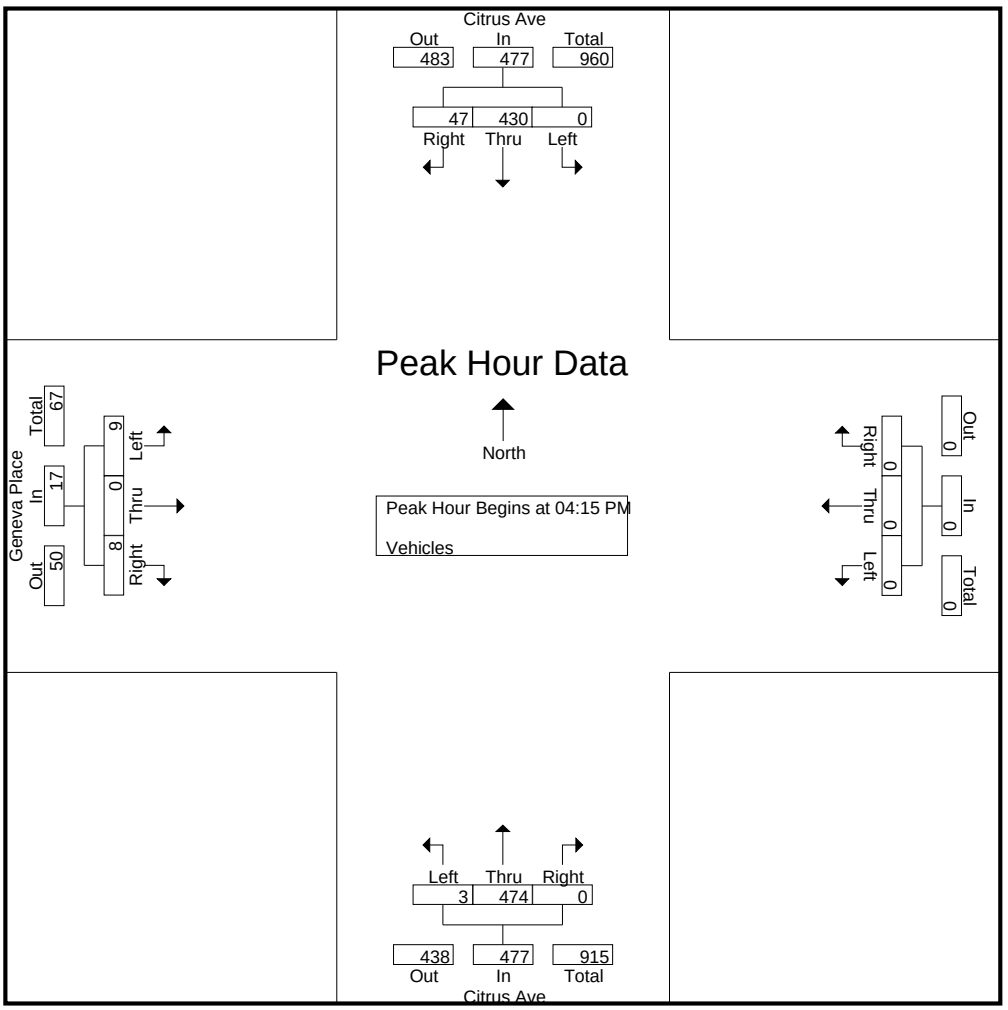
	Citrus Ave Southbound				Westbound				Citrus Ave Northbound				Geneva Place Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:15 PM																	
04:15 PM	0	**123**	10	**133**	0	0	0	0	0	**127**	0	**127**	1	0	1	2	**262**
04:30 PM	0	109	**15**	124	0	0	0	0	**1**	111	0	112	**4**	0	0	4	240
04:45 PM	0	100	7	107	0	0	0	0	1	117	0	118	2	0	3	5	230
05:00 PM	0	98	15	113	0	0	0	0	1	119	0	120	2	0	**4**	**6**	239
Total Volume	0	430	47	477	0	0	0	0	3	474	0	477	9	0	8	17	971
% App. Total	0	90.1	9.9		0	0	0		0.6	99.4	0		52.9	0	47.1		
PHF	.000	.874	.783	.897	.000	.000	.000	.000	.750	.933	.000	.939	.563	.000	.500	.708	.927



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_Geneva_BP
Site Code : 00000000
Start Date : 3/20/2018
Page No : 1

Groups Printed- Bikes & Peds

	Citrus Ave Southbound			Westbound			Citrus Ave Northbound			Geneva Place Eastbound			
Start Time	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Int. Total
07:15 AM	0	0	0	0	1	1	0	0	0	0	0	0	1
07:30 AM	0	0	0	0	1	1	0	0	0	0	0	0	1
07:45 AM	0	0	0	0	2	2	0	0	0	0	0	0	2
Total	0	0	0	0	4	4	0	0	0	0	0	0	4
08:00 AM	0	0	0	1	2	3	0	0	0	0	0	0	3
08:15 AM	0	0	0	0	2	2	0	0	0	0	0	0	2
Total	0	0	0	1	4	5	0	0	0	0	0	0	5
04:00 PM	0	0	0	0	3	3	1	0	1	0	0	0	4
04:15 PM	0	1	1	0	4	4	0	1	1	0	0	0	6
04:30 PM	1	0	1	2	1	3	0	0	0	0	0	0	4
04:45 PM	0	0	0	0	7	7	0	0	0	0	0	0	7
Total	1	1	2	2	15	17	1	1	2	0	0	0	21
05:00 PM	0	0	0	1	7	8	0	1	1	0	0	0	9
05:15 PM	0	0	0	0	1	1	0	0	0	0	0	0	1
05:30 PM	0	0	0	0	0	0	0	1	1	0	0	0	1
Total	0	0	0	1	8	9	0	2	2	0	0	0	11
Grand Total	1	1	2	4	31	35	1	3	4	0	0	0	41
Apprch %	50	50		11.4	88.6		25	75		0	0		
Total %	2.4	2.4	4.9	9.8	75.6	85.4	2.4	7.3	9.8	0	0	0	

CITY TRAFFIC COUNTERS

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File Name : Citrus_Geneva_BP
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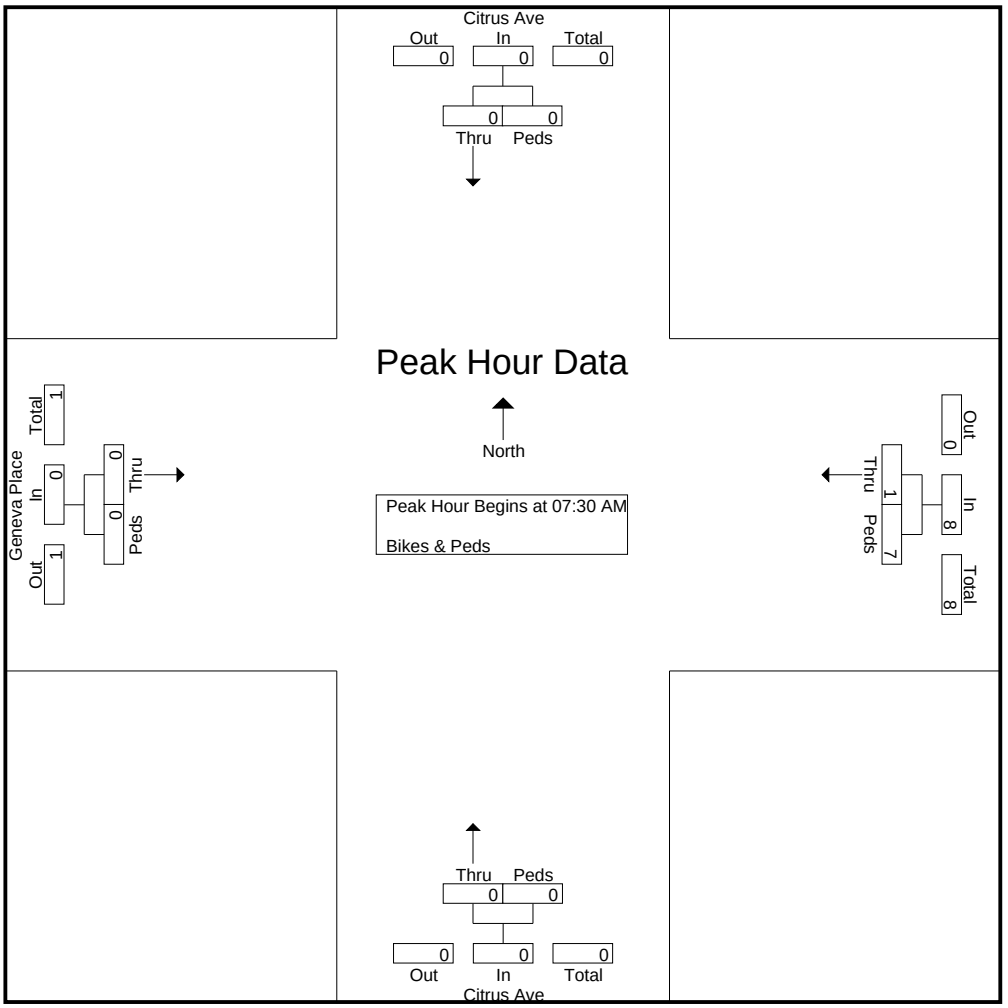
	Citrus Ave Southbound			Westbound			Citrus Ave Northbound			Geneva Place Eastbound			
Start Time	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 07:30 AM													
07:30 AM	0	0	0	0	1	1	0	0	0	0	0	0	1
07:45 AM	0	0	0	0	**2**	2	0	0	0	0	0	0	2
08:00 AM	0	0	0	**1**	2	**3**	0	0	0	0	0	0	**3**
08:15 AM	0	0	0	0	2	2	0	0	0	0	0	0	2
Total Volume	0	0	0	1	7	8	0	0	0	0	0	0	8
% App. Total	0	0		12.5	87.5		0	0		0	0		
PHF	.000	.000	.000	.250	.875	.667	.000	.000	.000	.000	.000	.000	.667



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_Geneva_BP
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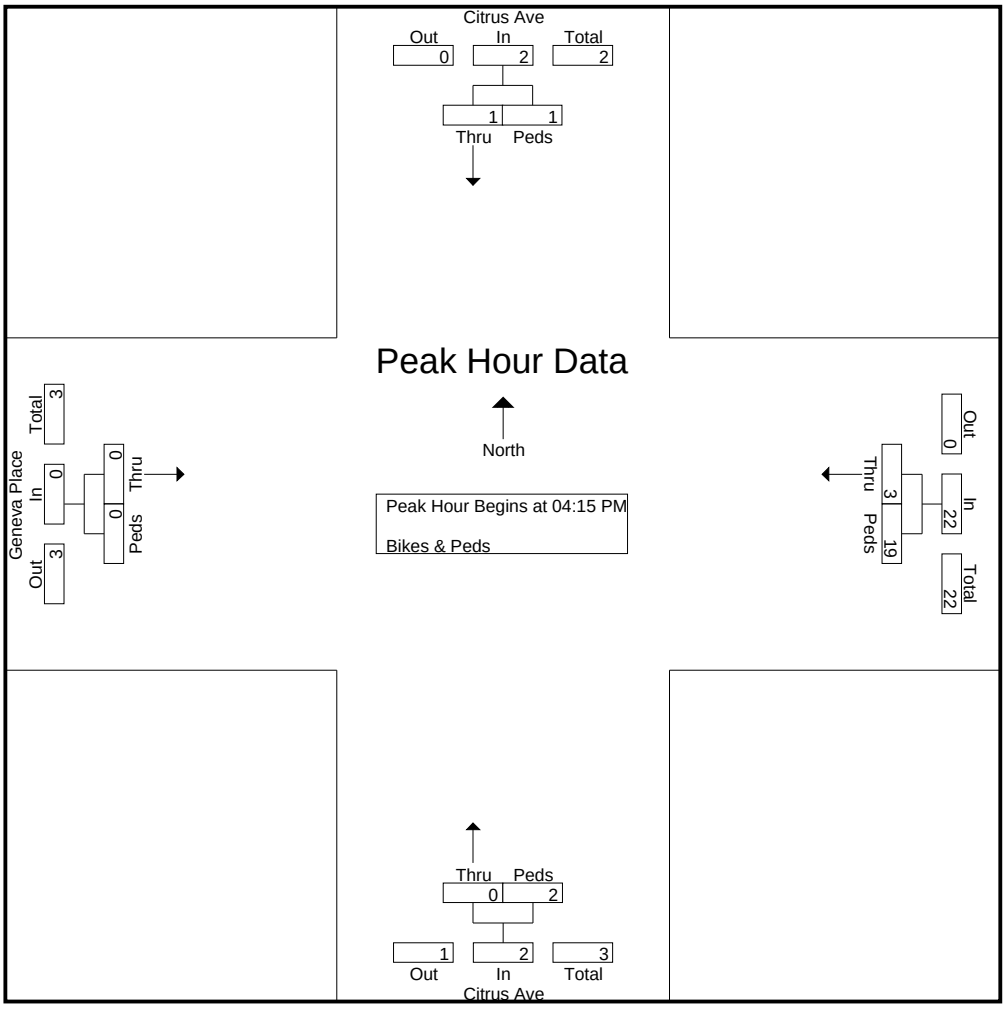
	Citrus Ave Southbound			Westbound			Citrus Ave Northbound			Geneva Place Eastbound			
Start Time	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 04:15 PM													
04:15 PM	0	**1**	**1**	0	4	4	0	**1**	**1**	0	0	0	6
04:30 PM	**1**	0	1	**2**	1	3	0	0	0	0	0	0	4
04:45 PM	0	0	0	0	**7**	7	0	0	0	0	0	0	7
05:00 PM	0	0	0	1	7	**8**	0	1	1	0	0	0	**9**
Total Volume	1	1	2	3	19	22	0	2	2	0	0	0	26
% App. Total	50	50		13.6	86.4		0	100		0	0		
PHF	.250	.250	.500	.375	.679	.688	.000	.500	.500	.000	.000	.000	.722



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_SanBernardino
Site Code : 00000000
Start Date : 3/20/2018
Page No : 1

Groups Printed- Vehicles

	Citrus Ave Southbound			San Bernardino Rd Westbound			Citrus Ave Northbound			San Bernardino Rd Eastbound			
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Int. Total
07:00 AM	4	52	19	3	120	4	18	27	1	4	36	7	295
07:15 AM	7	46	12	5	141	4	9	33	5	4	48	8	322
07:30 AM	11	71	11	3	120	2	10	44	1	10	57	9	349
07:45 AM	17	64	8	4	128	6	13	49	3	14	68	10	384
Total	39	233	50	15	509	16	50	153	10	32	209	34	1350
08:00 AM	23	88	7	7	89	7	8	51	9	9	60	10	368
08:15 AM	12	77	15	10	83	4	10	51	4	8	56	9	339
08:30 AM	9	54	12	6	84	6	13	48	3	13	47	10	305
08:45 AM	10	58	8	10	81	9	9	39	8	18	54	6	310
Total	54	277	42	33	337	26	40	189	24	48	217	35	1322
04:00 PM	14	62	13	7	70	10	21	75	9	19	119	14	433
04:15 PM	28	88	13	5	70	14	14	75	12	26	136	14	495
04:30 PM	15	81	12	10	58	15	12	82	9	23	122	16	455
04:45 PM	21	79	17	8	78	7	13	82	13	22	150	15	505
Total	78	310	55	30	276	46	60	314	43	90	527	59	1888
05:00 PM	13	69	13	7	87	5	21	80	5	27	155	13	495
05:15 PM	23	84	9	9	78	11	12	81	6	24	137	16	490
05:30 PM	23	77	12	7	77	12	16	80	7	18	132	14	475
05:45 PM	19	69	19	7	73	11	15	77	13	20	125	19	467
Total	78	299	53	30	315	39	64	318	31	89	549	62	1927
Grand Total	249	1119	200	108	1437	127	214	974	108	259	1502	190	6487
Apprch %	15.9	71.4	12.8	6.5	85.9	7.6	16.5	75.2	8.3	13.3	77	9.7	
Total %	3.8	17.2	3.1	1.7	22.2	2	3.3	15	1.7	4	23.2	2.9	

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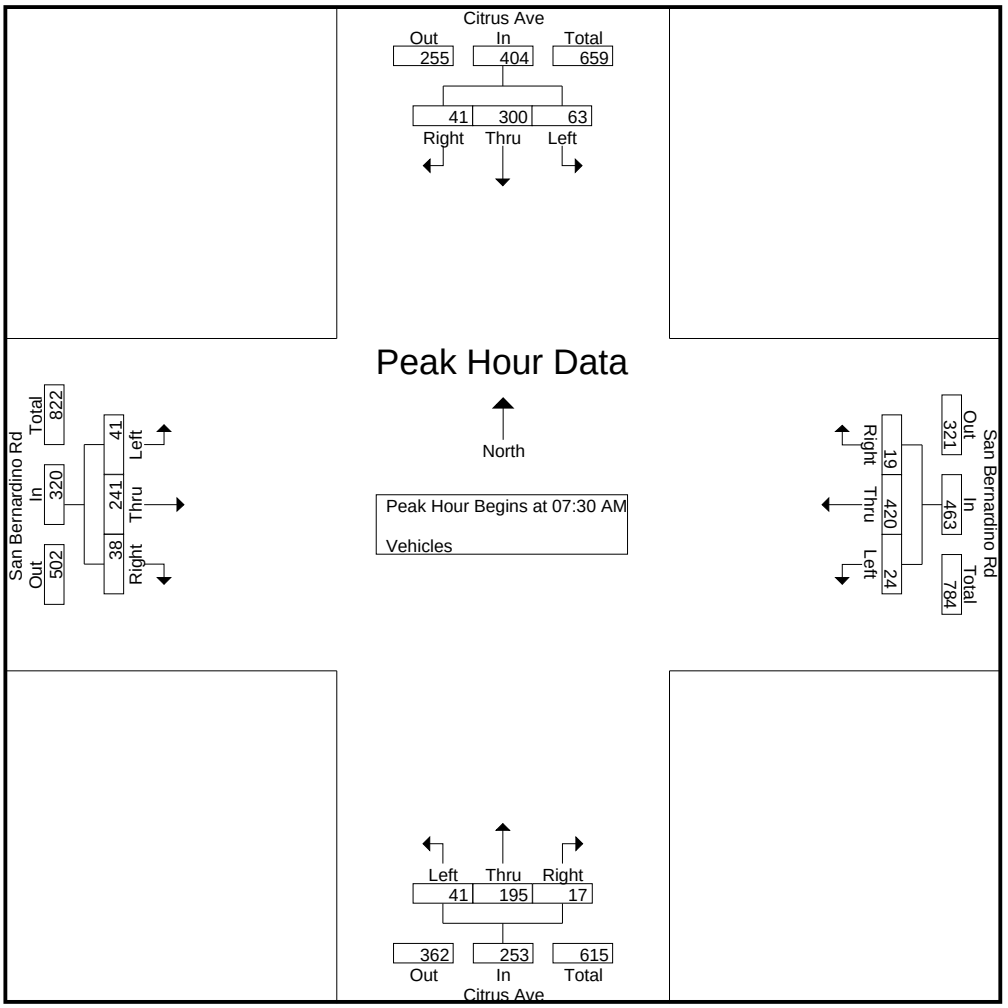
	Citrus Ave Southbound				San Bernardino Rd Westbound				Citrus Ave Northbound				San Bernardino Rd Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	11	71	11	93	3	120	2	125	10	44	1	55	10	57	9	76	349
07:45 AM	17	64	8	89	4	**128**	6	**138**	**13**	49	3	65	**14**	**68**	**10**	**92**	**384**
08:00 AM	**23**	**88**	7	**118**	7	89	**7**	103	8	**51**	**9**	**68**	9	60	10	79	368
08:15 AM	12	77	**15**	104	**10**	83	4	97	10	51	4	65	8	56	9	73	339
Total Volume	63	300	41	404	24	420	19	463	41	195	17	253	41	241	38	320	1440
% App. Total	15.6	74.3	10.1		5.2	90.7	4.1		16.2	77.1	6.7		12.8	75.3	11.9		
PHF	.685	.852	.683	.856	.600	.820	.679	.839	.788	.956	.472	.930	.732	.886	.950	.870	.938



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_SanBernardino
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Start Date : 3/20/2018
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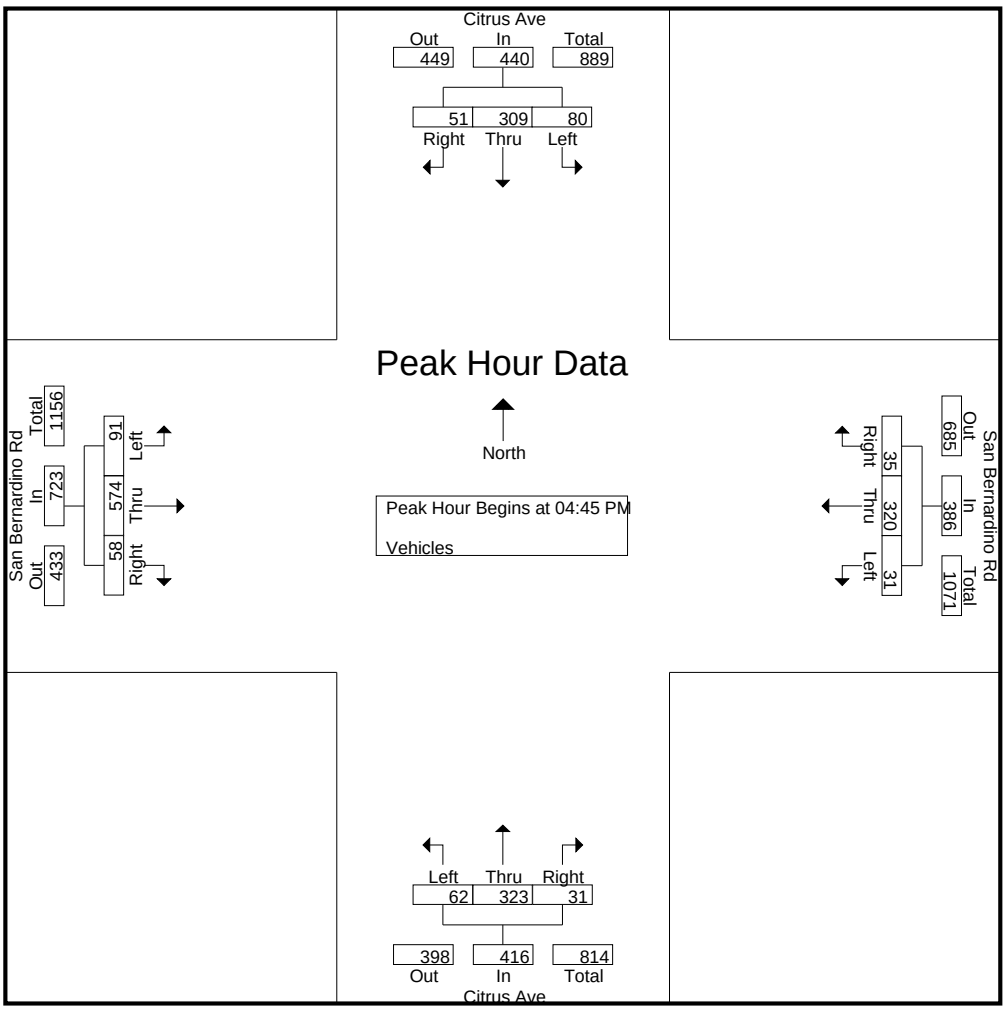
	Citrus Ave Southbound				San Bernardino Rd Westbound				Citrus Ave Northbound				San Bernardino Rd Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	21	79	**17**	**117**	8	78	7	93	13	**82**	**13**	**108**	22	150	15	187	**505**
05:00 PM	13	69	13	95	7	**87**	5	**99**	**21**	80	5	106	**27**	**155**	13	**195**	495
05:15 PM	**23**	**84**	9	116	**9**	78	11	98	12	81	6	99	24	137	**16**	177	490
05:30 PM	23	77	12	112	7	77	**12**	96	16	80	7	103	18	132	14	164	475
Total Volume	80	309	51	440	31	320	35	386	62	323	31	416	91	574	58	723	1965
% App. Total	18.2	70.2	11.6		8	82.9	9.1		14.9	77.6	7.5		12.6	79.4	8		
PHF	.870	.920	.750	.940	.861	.920	.729	.975	.738	.985	.596	.963	.843	.926	.906	.927	.973



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_SanBernardino_BP
Site Code : 00000000
Start Date : 3/20/2018
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Groups Printed- Bikes & Peds

	Citrus Ave Southbound		San Bernardino Rd Westbound		Citrus Ave Northbound		San Bernardino Rd Eastbound		
Start Time	Thru	Peds	Thru	Peds	Thru	Peds	Thru	Peds	Int. Total
07:00 AM	0	3	0	0	0	0	0	0	3
07:15 AM	1	0	0	0	0	1	1	0	3
07:30 AM	0	0	0	0	0	0	0	1	1
07:45 AM	0	0	0	1	0	0	0	0	1
Total	1	3	0	1	0	1	1	1	8
08:00 AM	0	0	0	1	0	0	2	1	4
08:15 AM	0	0	1	1	0	1	0	3	6
08:30 AM	0	0	0	0	0	1	0	2	3
08:45 AM	0	0	0	0	0	0	1	1	2
Total	0	0	1	2	0	2	3	7	15
04:00 PM	0	4	0	3	0	0	0	2	9
04:15 PM	0	1	0	5	0	1	0	0	7
04:30 PM	0	2	0	0	0	0	0	5	7
04:45 PM	0	3	0	9	0	4	0	5	21
Total	0	10	0	17	0	5	0	12	44
05:00 PM	0	1	0	4	0	1	1	0	7
05:15 PM	0	2	0	3	0	1	0	2	8
05:30 PM	0	1	0	0	0	0	0	4	5
Total	0	4	0	7	0	2	1	6	20
Grand Total	1	17	1	27	0	10	5	26	87
Apprch %	5.6	94.4	3.6	96.4	0	100	16.1	83.9	
Total %	1.1	19.5	1.1	31	0	11.5	5.7	29.9	

CITY TRAFFIC COUNTERS

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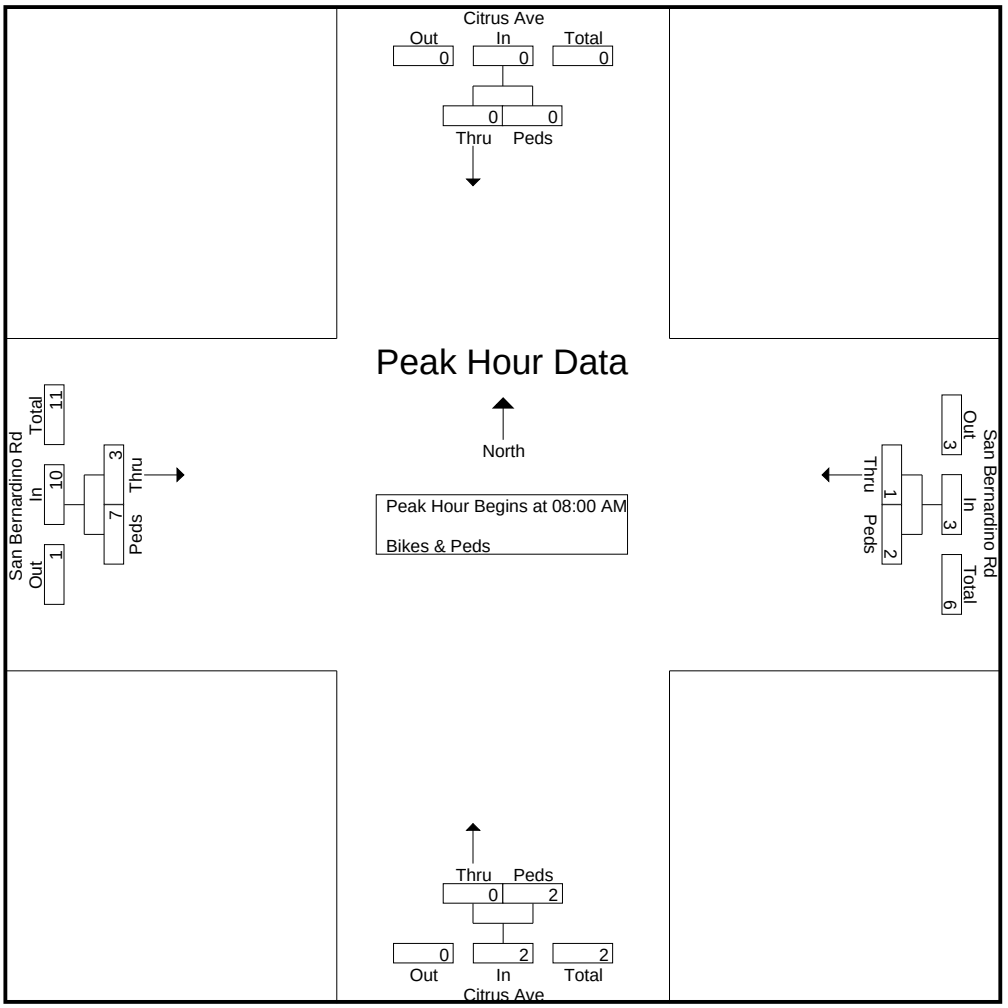
	Citrus Ave Southbound			San Bernardino Rd Westbound			Citrus Ave Northbound			San Bernardino Rd Eastbound			
Start Time	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 08:00 AM													
08:00 AM	0	0	0	0	**1**	1	0	0	0	**2**	1	**3**	4
08:15 AM	0	0	0	**1**	1	**2**	0	**1**	**1**	0	**3**	3	**6**
08:30 AM	0	0	0	0	0	0	0	1	1	0	2	2	3
08:45 AM	0	0	0	0	0	0	0	0	0	1	1	2	2
Total Volume	0	0	0	1	2	3	0	2	2	3	7	10	15
% App. Total	0	0		33.3	66.7		0	100		30	70		
PHF	.000	.000	.000	.250	.500	.375	.000	.500	.500	.375	.583	.833	.625



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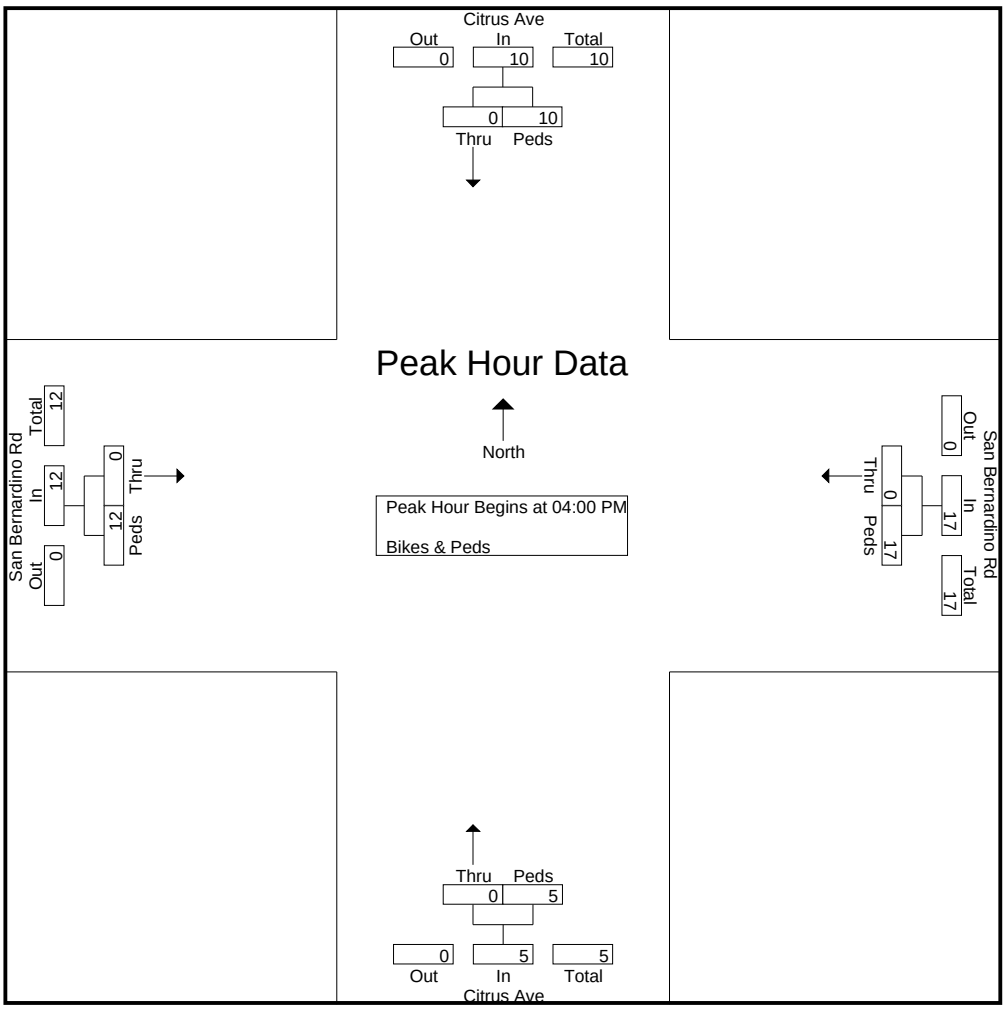
	Citrus Ave Southbound			San Bernardino Rd Westbound			Citrus Ave Northbound			San Bernardino Rd Eastbound			
Start Time	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 04:00 PM													
04:00 PM	0	**4**	**4**	0	3	3	0	0	0	0	2	2	9
04:15 PM	0	1	1	0	5	5	0	1	1	0	0	0	7
04:30 PM	0	2	2	0	0	0	0	0	0	0	**5**	**5**	7
04:45 PM	0	3	3	0	**9**	**9**	0	**4**	**4**	0	5	5	**21**
Total Volume	0	10	10	0	17	17	0	5	5	0	12	12	44
% App. Total	0	100		0	100		0	100		0	100		
PHF	.000	.625	.625	.000	.472	.472	.000	.313	.313	.000	.600	.600	.524



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_College
Site Code : 00000000
Start Date : 3/20/2018
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Groups Printed- Vehicles

	Citrus Ave Southbound			College St Westbound			Citrus Ave Northbound			College St Eastbound			
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Int. Total
07:00 AM	1	49	2	7	22	4	9	45	5	0	1	6	151
07:15 AM	1	57	4	3	21	6	6	35	2	2	5	5	147
07:30 AM	3	74	4	4	17	2	4	47	2	4	9	7	177
07:45 AM	1	80	5	5	21	6	9	74	1	2	8	9	221
Total	6	260	15	19	81	18	28	201	10	8	23	27	696
08:00 AM	3	84	8	5	14	4	13	70	3	1	3	7	215
08:15 AM	1	81	9	4	14	0	7	65	1	3	4	6	195
08:30 AM	2	65	5	5	12	5	11	63	5	3	4	12	192
08:45 AM	3	57	9	4	22	3	11	54	3	7	7	6	186
Total	9	287	31	18	62	12	42	252	12	14	18	31	788
04:00 PM	3	89	8	3	23	11	9	85	11	5	26	9	282
04:15 PM	6	90	9	8	15	13	5	93	8	6	28	15	296
04:30 PM	6	78	13	13	13	9	5	97	11	2	35	17	299
04:45 PM	7	86	7	13	13	12	5	81	12	10	21	18	285
Total	22	343	37	37	64	45	24	356	42	23	110	59	1162
05:00 PM	7	81	4	12	6	12	4	88	7	7	36	21	285
05:15 PM	3	97	3	11	22	13	10	86	8	12	31	18	314
05:30 PM	0	94	4	5	13	6	3	99	6	5	24	14	273
05:45 PM	5	75	8	6	7	8	4	102	13	6	13	11	258
Total	15	347	19	34	48	39	21	375	34	30	104	64	1130
Grand Total	52	1237	102	108	255	114	115	1184	98	75	255	181	3776
Apprch %	3.7	88.9	7.3	22.6	53.5	23.9	8.2	84.8	7	14.7	49.9	35.4	
Total %	1.4	32.8	2.7	2.9	6.8	3	3	31.4	2.6	2	6.8	4.8	

CITY TRAFFIC COUNTERS

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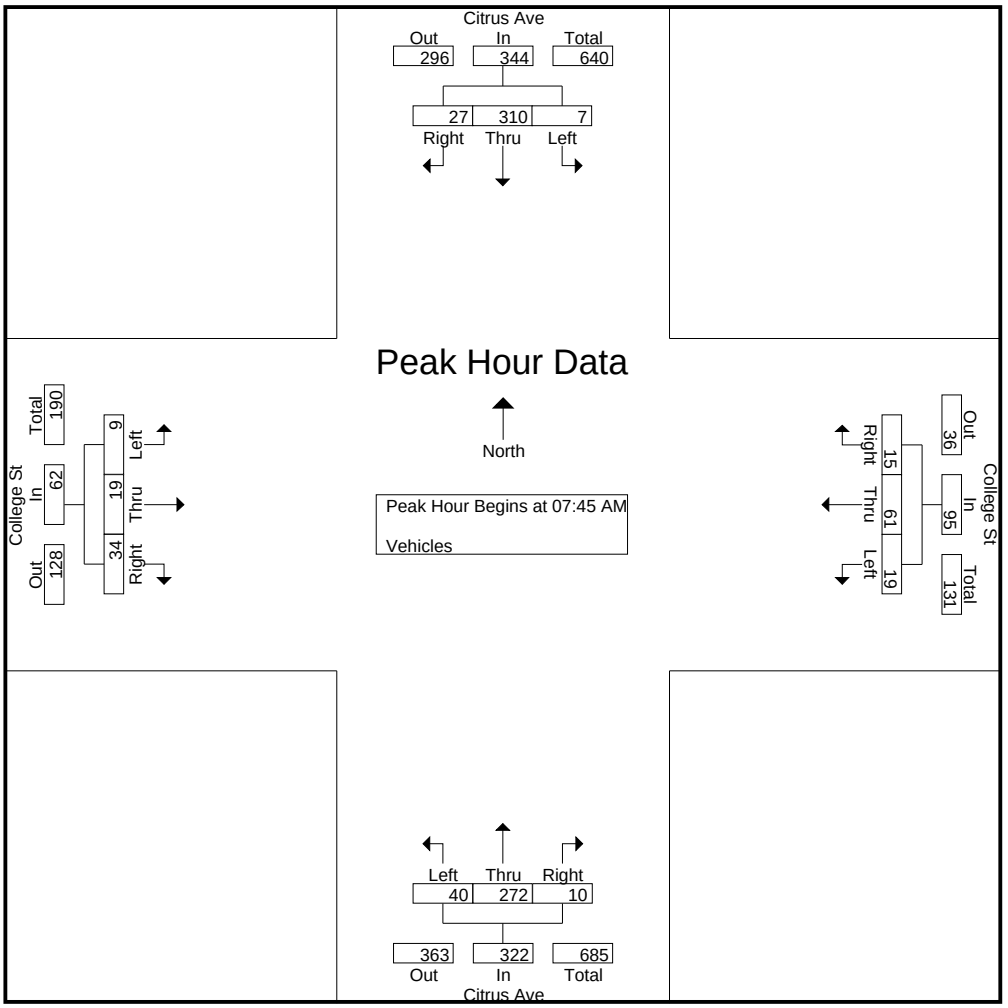
	Citrus Ave Southbound				College St Westbound				Citrus Ave Northbound				College St Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	1	80	5	86	**5**	**21**	**6**	**32**	9	**74**	1	84	2	**8**	9	**19**	**221**
08:00 AM	**3**	**84**	8	**95**	5	14	4	23	**13**	70	3	**86**	1	3	7	11	215
08:15 AM	1	81	**9**	91	4	14	0	18	7	65	1	73	**3**	4	6	13	195
08:30 AM	2	65	5	72	5	12	5	22	11	63	**5**	79	3	4	**12**	19	192
Total Volume	7	310	27	344	19	61	15	95	40	272	10	322	9	19	34	62	823
% App. Total	2	90.1	7.8		20	64.2	15.8		12.4	84.5	3.1		14.5	30.6	54.8		
PHF	.583	.923	.750	.905	.950	.726	.625	.742	.769	.919	.500	.936	.750	.594	.708	.816	.931



CITY TRAFFIC COUNTERS

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File Name : Citrus_College
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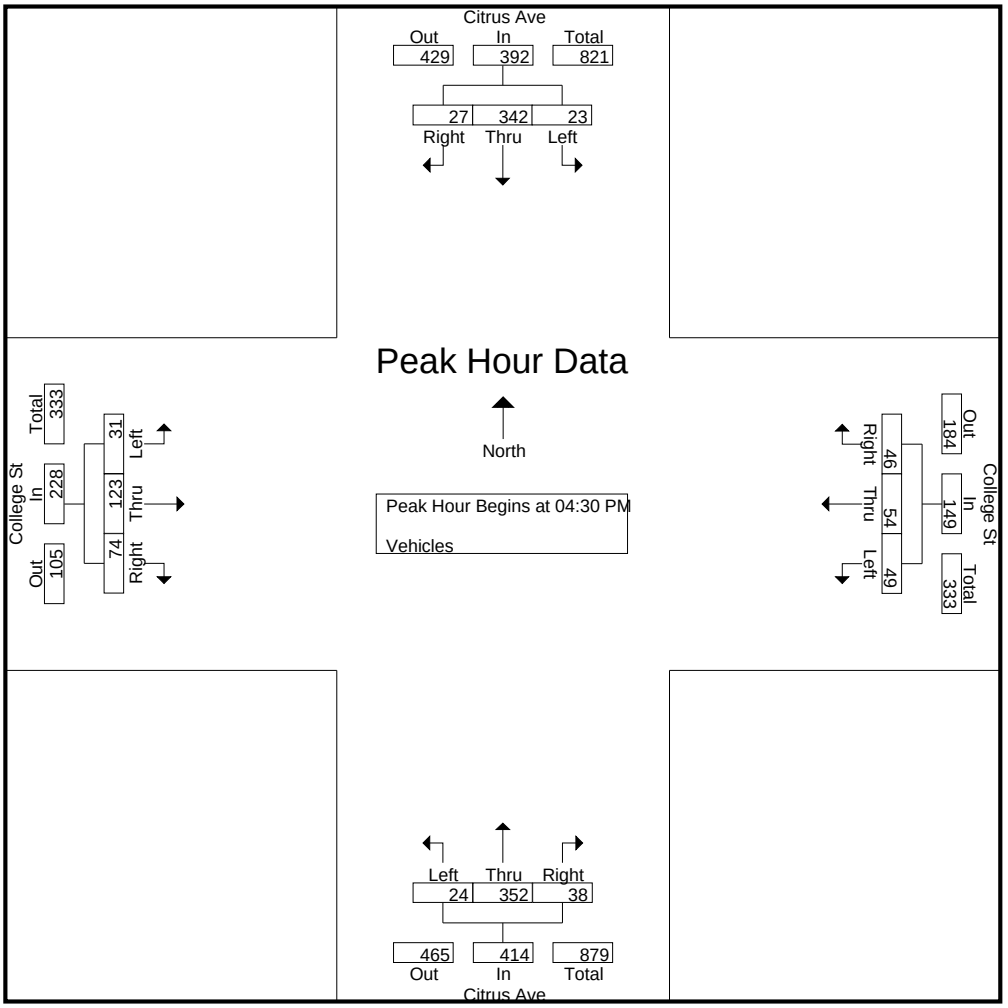
	Citrus Ave Southbound				College St Westbound				Citrus Ave Northbound				College St Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	6	78	**13**	97	**13**	13	9	35	5	**97**	11	**113**	2	35	17	54	299
04:45 PM	**7**	86	7	100	13	13	12	38	5	81	**12**	98	10	21	18	49	285
05:00 PM	7	81	4	92	12	6	12	30	4	88	7	99	7	**36**	**21**	**64**	285
05:15 PM	3	**97**	3	**103**	11	**22**	**13**	**46**	**10**	86	8	104	**12**	31	18	61	**314**
Total Volume	23	342	27	392	49	54	46	149	24	352	38	414	31	123	74	228	1183
% App. Total	5.9	87.2	6.9		32.9	36.2	30.9		5.8	85	9.2		13.6	53.9	32.5		
PHF	.821	.881	.519	.951	.942	.614	.885	.810	.600	.907	.792	.916	.646	.854	.881	.891	.942



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_College_BP
Site Code : 00000000
Start Date : 3/20/2018
Page No : 1

Groups Printed- Bikes & Peds

	Citrus Ave Southbound		College St Westbound		Citrus Ave Northbound		College St Eastbound		
Start Time	Thru	Peds	Thru	Peds	Thru	Peds	Thru	Peds	Int. Total
07:00 AM	0	5	1	2	0	1	0	0	9
07:15 AM	1	1	0	7	0	1	0	1	11
07:30 AM	0	3	1	7	0	4	0	3	18
07:45 AM	0	4	0	1	0	2	1	2	10
Total	1	13	2	17	0	8	1	6	48
08:00 AM	0	1	1	13	0	4	0	3	22
08:15 AM	0	8	0	16	0	0	0	4	28
08:30 AM	0	3	0	16	0	2	0	6	27
08:45 AM	0	11	3	17	0	3	1	8	43
Total	0	23	4	62	0	9	1	21	120
04:00 PM	0	6	0	2	0	2	0	5	15
04:15 PM	0	1	0	3	0	6	0	6	16
04:30 PM	0	3	0	9	0	2	0	16	30
04:45 PM	0	6	0	13	0	1	0	8	28
Total	0	16	0	27	0	11	0	35	89
05:00 PM	0	2	0	14	0	5	0	9	30
05:15 PM	0	14	0	20	0	1	0	10	45
05:30 PM	0	7	0	20	0	9	0	12	48
05:45 PM	0	5	0	13	0	8	0	13	39
Total	0	28	0	67	0	23	0	44	162
Grand Total	1	80	6	173	0	51	2	106	419
Apprch %	1.2	98.8	3.4	96.6	0	100	1.9	98.1	
Total %	0.2	19.1	1.4	41.3	0	12.2	0.5	25.3	

CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_College_BP
Site Code : 00000000
Start Date : 3/20/2018

	Citrus Ave Southbound			College St Westbound			Citrus Ave Northbound			College St Eastbound			
Start Time	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 08:00 AM													
08:00 AM	0	1	1	1	13	14	0	**4**	**4**	0	3	3	22
08:15 AM	0	8	8	0	16	16	0	0	0	0	4	4	28
08:30 AM	0	3	3	0	16	16	0	2	2	0	6	6	27
08:45 AM	0	**11**	**11**	**3**	**17**	**20**	0	3	3	**1**	**8**	**9**	**43**
Total Volume	0	23	23	4	62	66	0	9	9	1	21	22	120
% App. Total	0	100		6.1	93.9		0	100		4.5	95.5		
PHF	.000	.523	.523	.333	.912	.825	.000	.563	.563	.250	.656	.611	.698

CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_College_BP
Site Code : 00000000
Start Date : 3/20/2018

	Citrus Ave Southbound			College St Westbound			Citrus Ave Northbound			College St Eastbound			
Start Time	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 05:00 PM													
05:00 PM	0	2	2	0	14	14	0	5	5	0	9	9	30
05:15 PM	0	**14**	**14**	0	**20**	**20**	0	1	1	0	10	10	45
05:30 PM	0	7	7	0	20	20	0	**9**	**9**	0	12	12	**48**
05:45 PM	0	5	5	0	13	13	0	8	8	0	**13**	**13**	39
Total Volume	0	28	28	0	67	67	0	23	23	0	44	44	162
% App. Total	0	100		0	100		0	100		0	100		
PHF	.000	.500	.500	.000	.838	.838	.000	.639	.639	.000	.846	.846	.844

CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_Badillo
Site Code : 00000000
Start Date : 3/20/2018
Page No : 1

Groups Printed- Vehicles

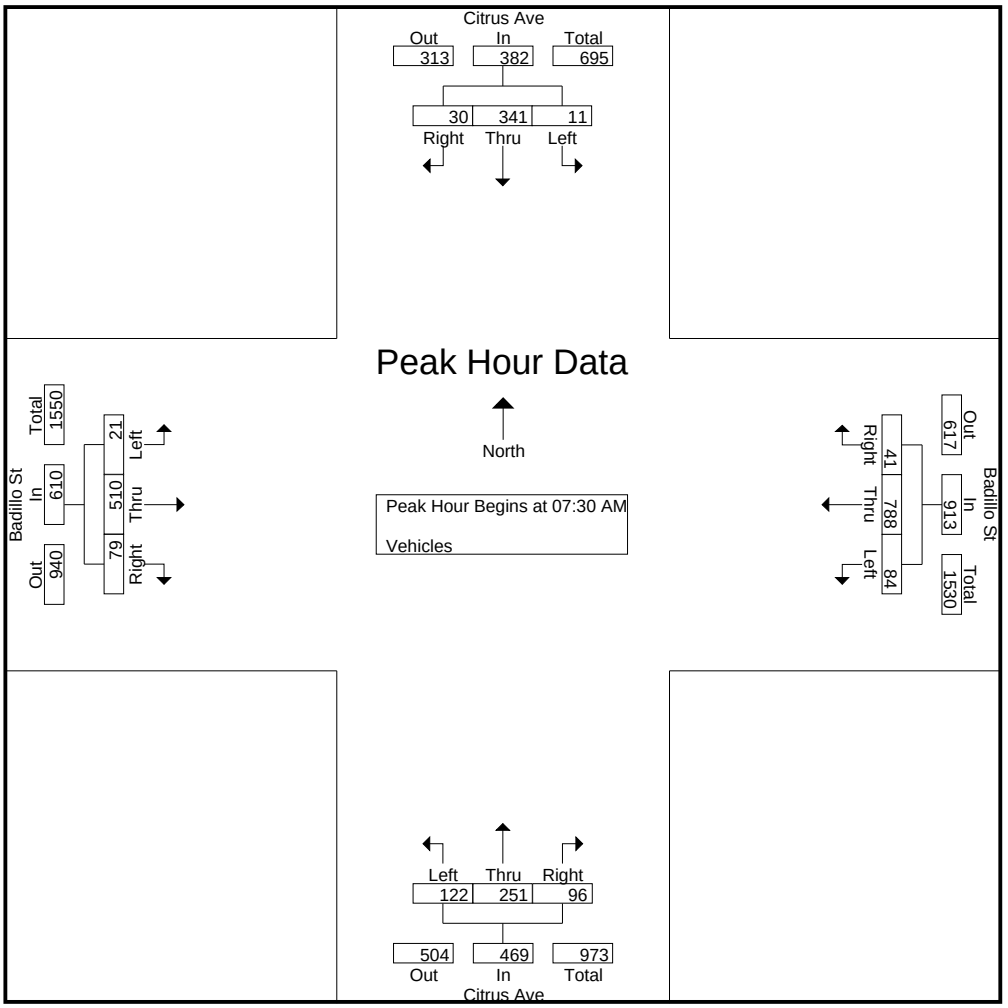
	Citrus Ave Southbound			Badillo St Westbound			Citrus Ave Northbound			Badillo St Eastbound			
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Int. Total
07:00 AM	4	51	11	10	243	14	28	43	8	5	56	7	480
07:15 AM	3	53	9	14	260	19	35	31	9	5	69	8	515
07:30 AM	2	82	6	12	253	7	32	48	25	2	103	16	588
07:45 AM	0	93	3	17	200	7	36	72	23	4	152	25	632
Total	9	279	29	53	956	47	131	194	65	16	380	56	2215
08:00 AM	4	86	15	35	189	11	36	67	23	7	134	20	627
08:15 AM	5	80	6	20	146	16	18	64	25	8	121	18	527
08:30 AM	5	68	11	15	178	17	43	53	20	15	101	17	543
08:45 AM	2	66	8	25	163	14	26	66	17	7	87	13	494
Total	16	300	40	95	676	58	123	250	85	37	443	68	2191
04:00 PM	6	83	6	21	113	13	26	84	28	17	170	17	584
04:15 PM	8	89	10	20	114	6	26	88	39	19	149	22	590
04:30 PM	10	101	8	21	113	12	19	89	30	15	160	25	603
04:45 PM	10	94	15	18	112	21	22	73	42	13	187	22	629
Total	34	367	39	80	452	52	93	334	139	64	666	86	2406
05:00 PM	10	94	10	26	123	26	20	72	42	17	164	27	631
05:15 PM	10	114	12	17	127	19	43	94	28	17	181	22	684
05:30 PM	4	95	21	17	125	12	37	90	53	14	180	23	671
05:45 PM	3	75	11	21	136	14	34	101	31	10	175	24	635
Total	27	378	54	81	511	71	134	357	154	58	700	96	2621
Grand Total	86	1324	162	309	2595	228	481	1135	443	175	2189	306	9433
Apprch %	5.5	84.2	10.3	9.9	82.9	7.3	23.4	55.1	21.5	6.6	82	11.5	
Total %	0.9	14	1.7	3.3	27.5	2.4	5.1	12	4.7	1.9	23.2	3.2	

CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_Badillo
Site Code : 00000000
Start Date : 3/20/2018
Page No : 2

	Citrus Ave Southbound				Badillo St Westbound				Citrus Ave Northbound				Badillo St Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	2	82	6	90	12	**253**	7	**272**	32	48	**25**	105	2	103	16	121	588
07:45 AM	0	**93**	3	96	17	200	7	224	**36**	**72**	23	**131**	4	**152**	**25**	**181**	**632**
08:00 AM	4	86	**15**	**105**	**35**	189	11	235	36	67	23	126	7	134	20	161	627
08:15 AM	**5**	80	6	91	20	146	**16**	182	18	64	25	107	**8**	121	18	147	527
Total Volume	11	341	30	382	84	788	41	913	122	251	96	469	21	510	79	610	2374
% App. Total	2.9	89.3	7.9		9.2	86.3	4.5		26	53.5	20.5		3.4	83.6	13		
PHF	.550	.917	.500	.910	.600	.779	.641	.839	.847	.872	.960	.895	.656	.839	.790	.843	.939

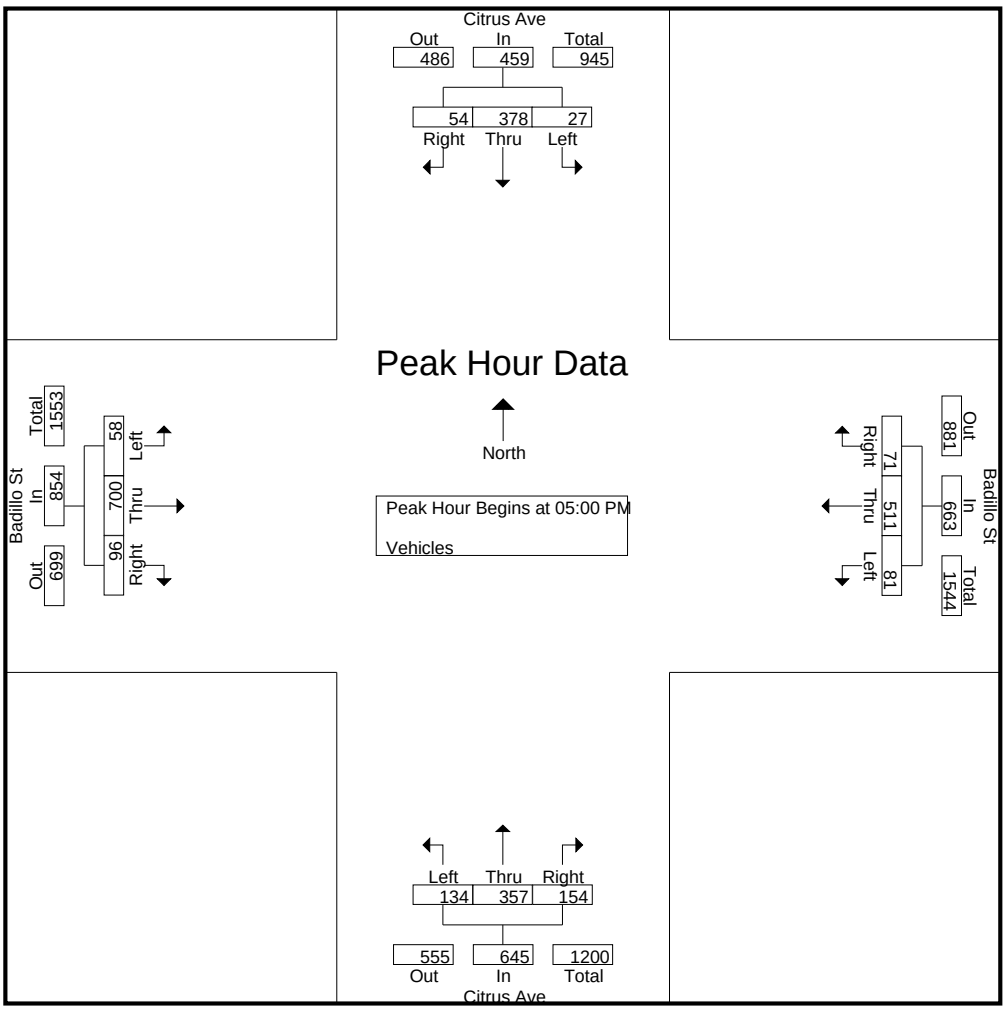


CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_Badillo
Site Code : 00000000
Start Date : 3/20/2018
Page No : 3

	Citrus Ave Southbound				Badillo St Westbound				Citrus Ave Northbound				Badillo St Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	**10**	94	10	114	**26**	123	**26**	**175**	20	72	42	134	**17**	164	**27**	208	631
05:15 PM	10	**114**	12	**136**	17	127	19	163	**43**	94	28	165	17	**181**	22	**220**	**684**
05:30 PM	4	95	**21**	120	17	125	12	154	37	90	**53**	**180**	14	180	23	217	671
05:45 PM	3	75	11	89	21	**136**	14	171	34	**101**	31	166	10	175	24	209	635
Total Volume	27	378	54	459	81	511	71	663	134	357	154	645	58	700	96	854	2621
% App. Total	5.9	82.4	11.8		12.2	77.1	10.7		20.8	55.3	23.9		6.8	82	11.2		
PHF	.675	.829	.643	.844	.779	.939	.683	.947	.779	.884	.726	.896	.853	.967	.889	.970	.958



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_Badillo_BP
Site Code : 00000000
Start Date : 3/20/2018
Page No : 1

Groups Printed- Bikes & Peds

	Citrus Ave Southbound		Badillo St Westbound		Citrus Ave Northbound		Badillo St Eastbound		
Start Time	Thru	Peds	Thru	Peds	Thru	Peds	Thru	Peds	Int. Total
07:00 AM	0	0	1	1	0	1	0	0	3
07:15 AM	0	1	0	1	0	0	0	1	3
07:30 AM	1	3	1	3	3	1	0	1	13
07:45 AM	0	0	0	1	0	0	0	0	1
Total	1	4	2	6	3	2	0	2	20
08:00 AM	0	1	0	0	0	1	0	0	2
08:15 AM	0	2	0	4	0	0	0	1	7
08:30 AM	0	3	0	2	0	0	0	0	5
08:45 AM	0	7	0	1	1	0	0	0	9
Total	0	13	0	7	1	1	0	1	23
04:00 PM	0	0	0	0	1	0	0	0	1
04:15 PM	1	6	0	1	0	2	0	0	10
04:45 PM	0	2	0	0	0	0	0	0	2
Total	1	8	0	1	1	2	0	0	13
05:00 PM	0	0	1	2	0	0	0	0	3
05:15 PM	0	2	0	3	0	1	0	0	6
05:30 PM	0	8	0	4	1	7	0	1	21
05:45 PM	2	1	0	0	0	2	0	1	6
Total	2	11	1	9	1	10	0	2	36
Grand Total	4	36	3	23	6	15	0	5	92
Apprch %	10	90	11.5	88.5	28.6	71.4	0	100	
Total %	4.3	39.1	3.3	25	6.5	16.3	0	5.4	

CITY TRAFFIC COUNTERS

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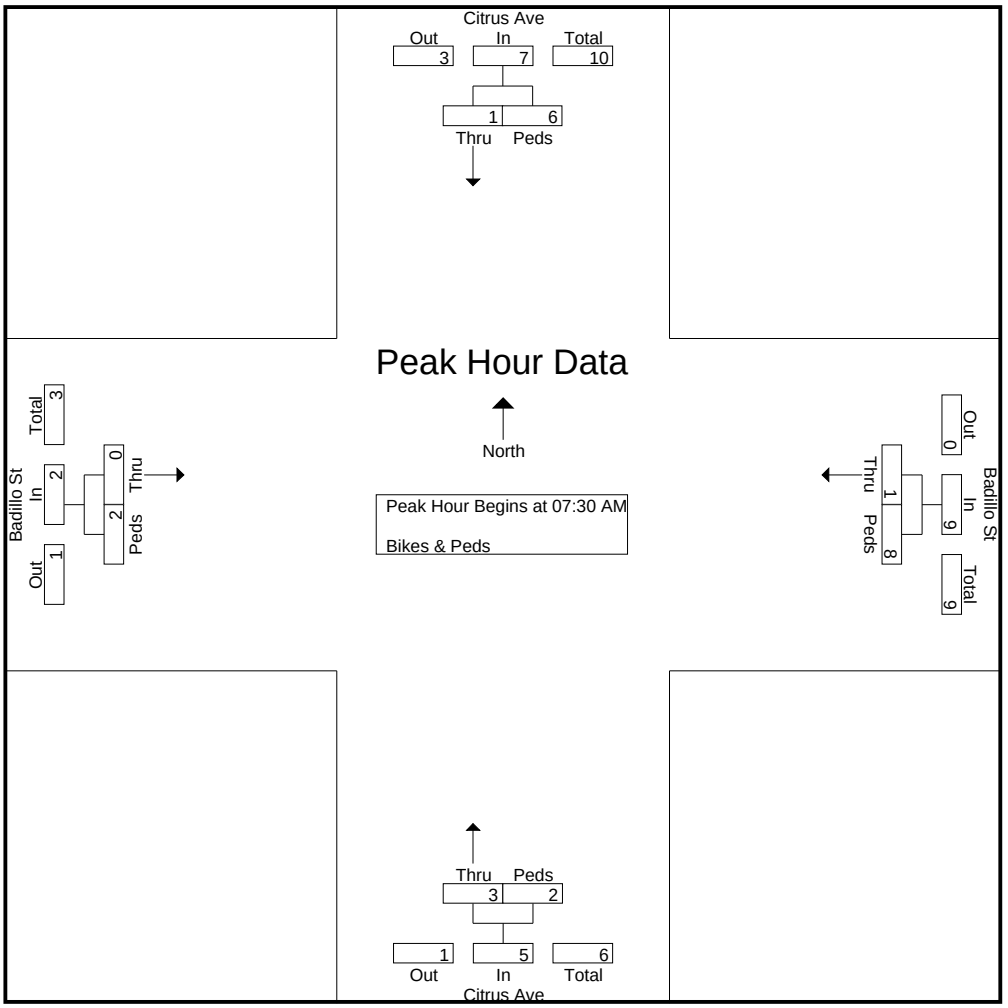
File Name : Citrus_Badillo_BP
Site Code : 00000000
Start Date : 3/20/2018
Page No : 2

	Citrus Ave Southbound			Badillo St Westbound			Citrus Ave Northbound			Badillo St Eastbound			
Start Time	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 07:30 AM													
07:30 AM	**1**	**3**	**4**	**1**	3	**4**	**3**	**1**	**4**	0	**1**	**1**	**13**
07:45 AM	0	0	0	0	1	1	0	0	0	0	0	0	1
08:00 AM	0	1	1	0	0	0	0	1	1	0	0	0	2
08:15 AM	0	2	2	0	**4**	4	0	0	0	0	1	1	7
Total Volume	1	6	7	1	8	9	3	2	5	0	2	2	23
% App. Total	14.3	85.7		11.1	88.9		60	40		0	100		
PHF	.250	.500	.438	.250	.500	.563	.250	.500	.313	.000	.500	.500	.442

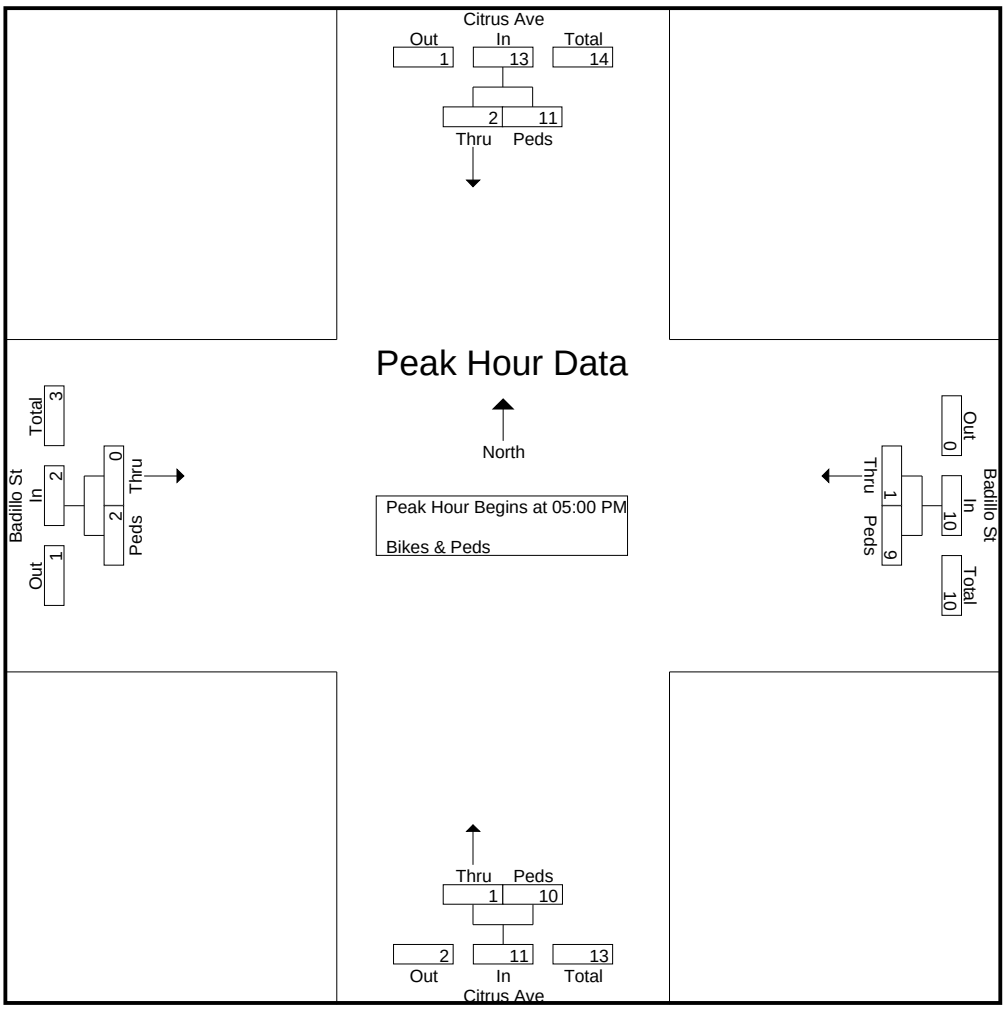


CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_Badillo_BP
Site Code : 00000000
Start Date : 3/20/2018
Page No : 3

	Citrus Ave Southbound			Badillo St Westbound			Citrus Ave Northbound			Badillo St Eastbound			
Start Time	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 05:00 PM													
05:00 PM	0	0	0	**1**	2	3	0	0	0	0	0	0	3
05:15 PM	0	2	2	0	3	3	0	1	1	0	0	0	6
05:30 PM	0	**8**	**8**	0	**4**	**4**	**1**	**7**	**8**	0	**1**	**1**	**21**
05:45 PM	**2**	1	3	0	0	0	0	2	2	0	1	1	6
Total Volume	2	11	13	1	9	10	1	10	11	0	2	2	36
% App. Total	15.4	84.6		10	90		9.1	90.9		0	100		
PHF	.250	.344	.406	.250	.563	.625	.250	.357	.344	.000	.500	.500	.429



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Barranca_SanBernardino
Site Code : 00000000
Start Date : 3/20/2018
Page No : 1

Groups Printed- Vehicles

	Barranca Ave Southbound			San Bernardino Rd Westbound			Barranca Ave Northbound			San Bernardino Rd Eastbound			
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Int. Total
07:00 AM	7	100	29	7	70	15	15	86	4	6	19	7	365
07:15 AM	10	127	36	6	92	18	17	114	6	13	35	7	481
07:30 AM	12	141	34	13	89	20	18	139	5	24	39	4	538
07:45 AM	17	170	51	13	77	25	17	191	21	25	45	8	660
Total	46	538	150	39	328	78	67	530	36	68	138	26	2044
08:00 AM	29	129	42	13	70	34	11	163	19	36	52	6	604
08:15 AM	29	142	41	12	49	16	16	107	20	30	42	7	511
08:30 AM	13	121	33	7	61	25	9	110	13	17	41	12	462
08:45 AM	13	126	34	10	76	16	9	94	13	15	44	3	453
Total	84	518	150	42	256	91	45	474	65	98	179	28	2030
04:00 PM	17	146	29	17	57	16	10	151	13	45	106	18	625
04:15 PM	18	119	31	13	52	21	10	165	15	47	106	23	620
04:30 PM	20	153	27	14	67	24	8	156	14	35	98	10	626
04:45 PM	18	154	27	13	52	21	13	148	15	40	121	20	642
Total	73	572	114	57	228	82	41	620	57	167	431	71	2513
05:00 PM	17	156	37	21	41	24	13	210	15	60	111	13	718
05:15 PM	14	146	30	14	49	18	11	188	13	39	99	22	643
05:30 PM	17	145	21	16	64	16	8	144	14	44	109	21	619
05:45 PM	20	149	24	15	63	12	5	159	15	45	101	16	624
Total	68	596	112	66	217	70	37	701	57	188	420	72	2604
Grand Total	271	2224	526	204	1029	321	190	2325	215	521	1168	197	9191
Apprch %	9	73.6	17.4	13.1	66.2	20.7	7	85.2	7.9	27.6	61.9	10.4	
Total %	2.9	24.2	5.7	2.2	11.2	3.5	2.1	25.3	2.3	5.7	12.7	2.1	

CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Barranca_SanBernardino
Site Code : 00000000
Start Date : 3/20/2018
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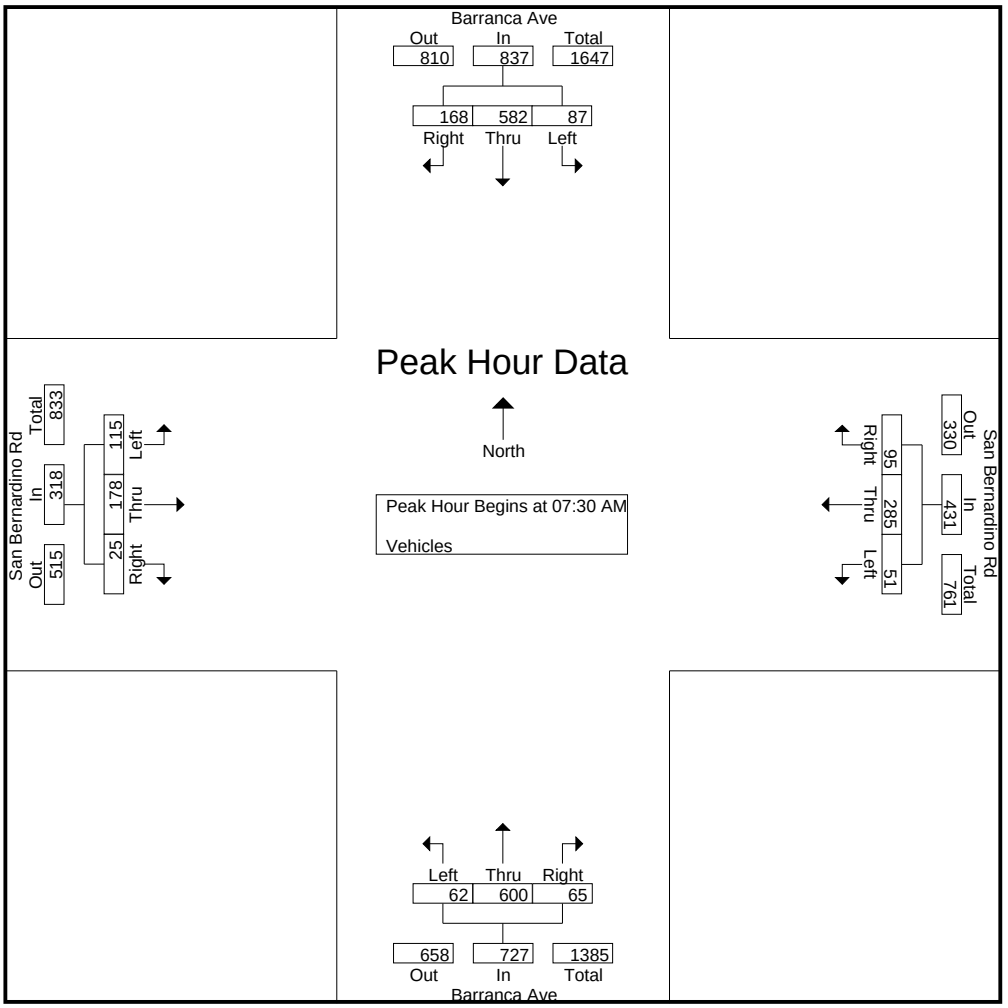
	Barranca Ave Southbound				San Bernardino Rd Westbound				Barranca Ave Northbound				San Bernardino Rd Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	12	141	34	187	**13**	**89**	20	**122**	**18**	139	5	162	24	39	4	67	538
07:45 AM	17	**170**	**51**	**238**	13	77	25	115	17	**191**	**21**	**229**	25	45	**8**	78	**660**
08:00 AM	**29**	129	42	200	13	70	**34**	117	11	163	19	193	**36**	**52**	6	**94**	604
08:15 AM	29	142	41	212	12	49	16	77	16	107	20	143	30	42	7	79	511
Total Volume	87	582	168	837	51	285	95	431	62	600	65	727	115	178	25	318	2313
% App. Total	10.4	69.5	20.1		11.8	66.1	22		8.5	82.5	8.9		36.2	56	7.9		
PHF	.750	.856	.824	.879	.981	.801	.699	.883	.861	.785	.774	.794	.799	.856	.781	.846	.876

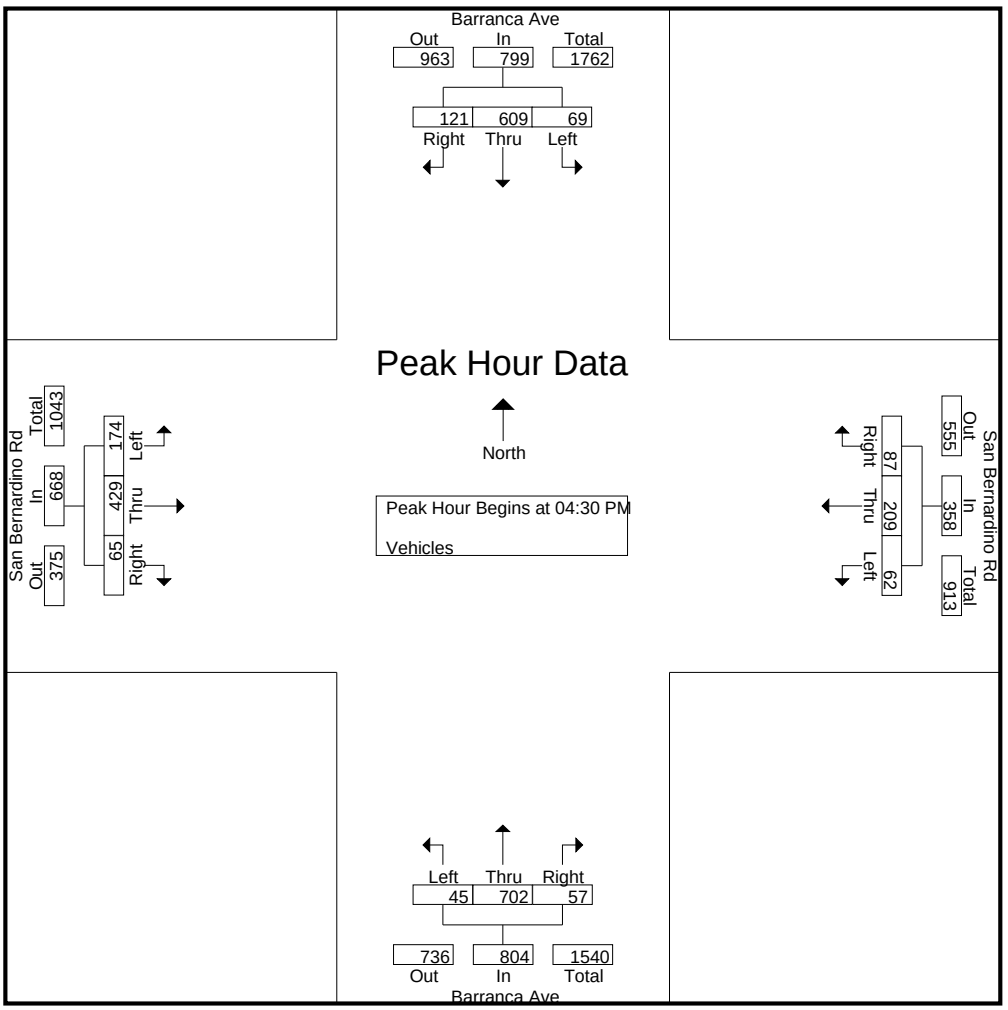


CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Barranca_SanBernardino
Site Code : 00000000
Start Date : 3/20/2018
Page No : 3

	Barranca Ave Southbound				San Bernardino Rd Westbound				Barranca Ave Northbound				San Bernardino Rd Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	**20**	153	27	200	14	**67**	**24**	**105**	8	156	14	178	35	98	10	143	626
04:45 PM	18	154	27	199	13	52	21	86	**13**	148	**15**	176	40	**121**	20	181	642
05:00 PM	17	**156**	**37**	**210**	**21**	41	24	86	13	**210**	15	**238**	**60**	111	13	**184**	**718**
05:15 PM	14	146	30	190	14	49	18	81	11	188	13	212	39	99	**22**	160	643
Total Volume	69	609	121	799	62	209	87	358	45	702	57	804	174	429	65	668	2629
% App. Total	8.6	76.2	15.1		17.3	58.4	24.3		5.6	87.3	7.1		26	64.2	9.7		
PHF	.863	.976	.818	.951	.738	.780	.906	.852	.865	.836	.950	.845	.725	.886	.739	.908	.915



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Barranca_SanBernardino_BP
Site Code : 00000000
Start Date : 3/20/2018
Page No : 1

Groups Printed- Bikes & Peds

	Barranca Ave Southbound		San Bernardino Rd Westbound		Barranca Ave Northbound		San Bernardino Rd Eastbound		
Start Time	Thru	Peds	Thru	Peds	Thru	Peds	Thru	Peds	Int. Total
07:00 AM	0	2	0	0	0	1	0	2	5
07:15 AM	1	0	0	0	1	2	1	6	11
07:30 AM	0	1	0	1	0	1	0	2	5
07:45 AM	0	1	0	1	0	0	1	3	6
Total	1	4	0	2	1	4	2	13	27
08:00 AM	1	1	1	2	1	2	2	0	10
08:15 AM	0	4	0	0	0	1	0	4	9
08:30 AM	0	0	0	2	0	2	0	3	7
08:45 AM	0	4	0	3	0	3	0	5	15
Total	1	9	1	7	1	8	2	12	41
04:00 PM	1	0	0	0	0	2	1	1	5
04:15 PM	0	1	0	3	1	5	1	0	11
04:30 PM	0	3	0	2	0	1	0	3	9
04:45 PM	0	5	0	4	0	0	0	4	13
Total	1	9	0	9	1	8	2	8	38
05:00 PM	0	0	0	2	0	0	0	4	6
05:15 PM	0	4	0	5	0	0	0	3	12
05:30 PM	0	2	0	1	1	0	1	2	7
05:45 PM	1	4	0	0	0	3	0	2	10
Total	1	10	0	8	1	3	1	11	35
Grand Total	4	32	1	26	4	23	7	44	141
Apprch %	11.1	88.9	3.7	96.3	14.8	85.2	13.7	86.3	
Total %	2.8	22.7	0.7	18.4	2.8	16.3	5	31.2	

CITY TRAFFIC COUNTERS

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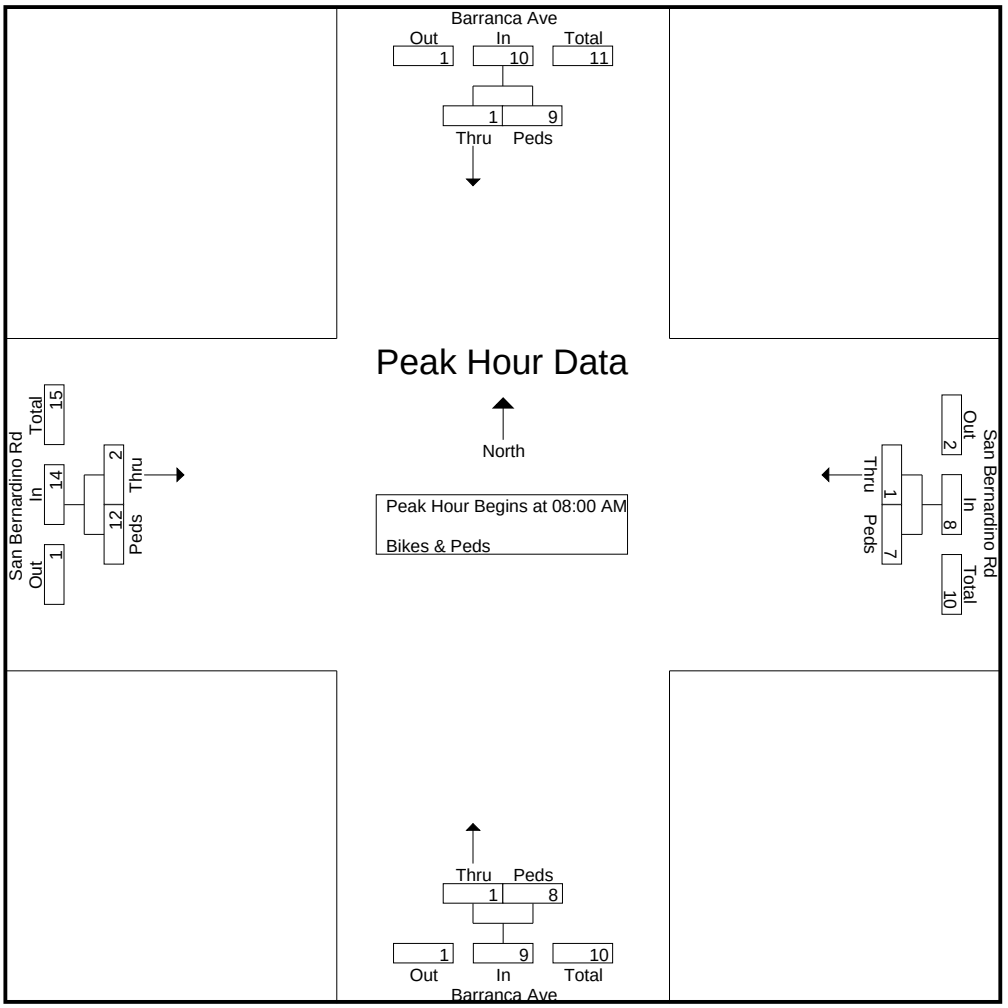
	Barranca Ave Southbound			San Bernardino Rd Westbound			Barranca Ave Northbound			San Bernardino Rd Eastbound			
Start Time	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 08:00 AM													
08:00 AM	**1**	1	2	**1**	2	**3**	**1**	2	**3**	**2**	0	2	10
08:15 AM	0	**4**	**4**	0	0	0	0	1	1	0	4	4	9
08:30 AM	0	0	0	0	2	2	0	2	2	0	3	3	7
08:45 AM	0	4	4	0	**3**	3	0	**3**	3	0	**5**	**5**	**15**
Total Volume	1	9	10	1	7	8	1	8	9	2	12	14	41
% App. Total	10	90		12.5	87.5		11.1	88.9		14.3	85.7		
PHF	.250	.563	.625	.250	.583	.667	.250	.667	.750	.250	.600	.700	.683



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File Name : Barranca_SanBernardino_BP
Site Code : 00000000
Start Date : 3/20/2018
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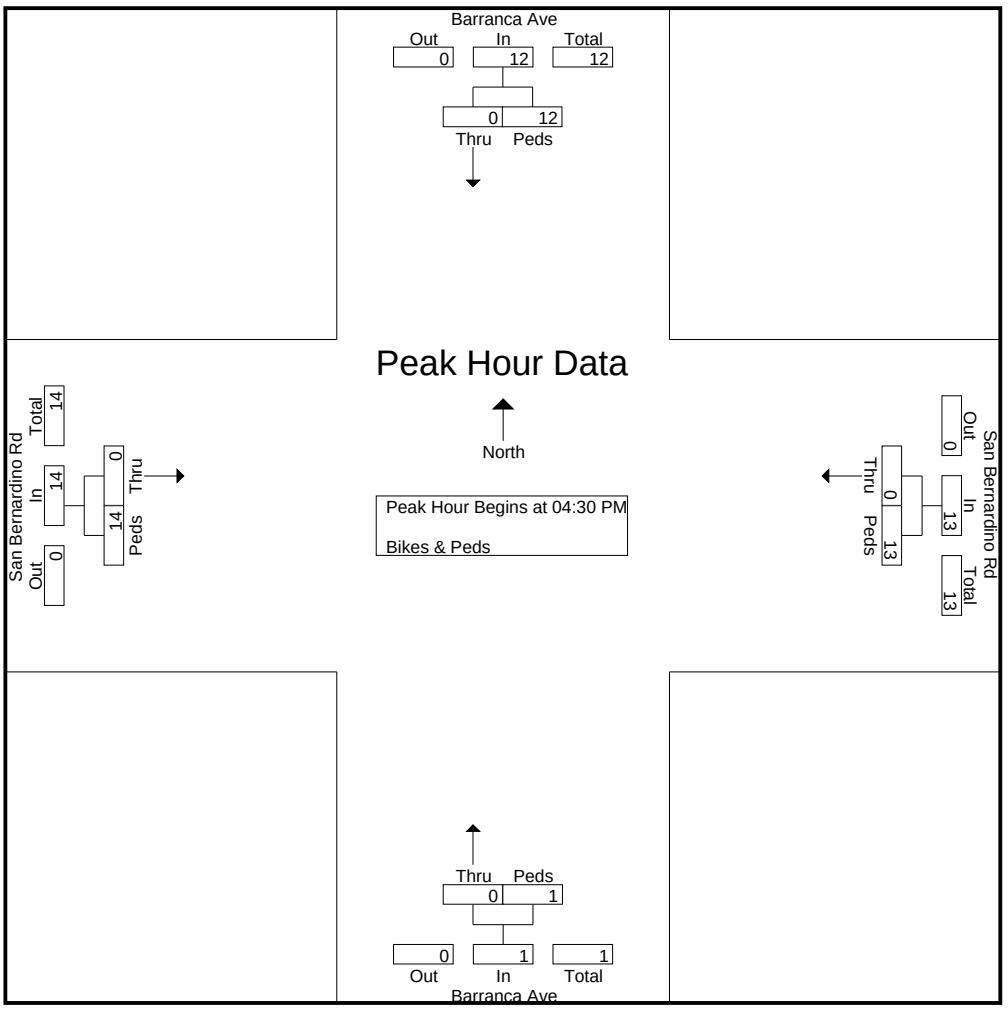
	Barranca Ave Southbound			San Bernardino Rd Westbound			Barranca Ave Northbound			San Bernardino Rd Eastbound			
Start Time	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 04:30 PM													
04:30 PM	0	3	3	0	2	2	0	**1**	**1**	0	3	3	9
04:45 PM	0	**5**	**5**	0	4	4	0	0	0	0	**4**	**4**	**13**
05:00 PM	0	0	0	0	2	2	0	0	0	0	4	4	6
05:15 PM	0	4	4	0	**5**	**5**	0	0	0	0	3	3	12
Total Volume	0	12	12	0	13	13	0	1	1	0	14	14	40
% App. Total	0	100		0	100		0	100		0	100		
PHF	.000	.600	.600	.000	.650	.650	.000	.250	.250	.000	.875	.875	.769



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_College
Site Code : 00000000
Start Date : 3/20/2018
Page No : 1

Groups Printed- Vehicles

	Citrus Ave Southbound			College St Westbound			Citrus Ave Northbound			College St Eastbound			
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Int. Total
07:00 AM	1	49	2	7	22	4	9	45	5	0	1	6	151
07:15 AM	1	57	4	3	21	6	6	35	2	2	5	5	147
07:30 AM	3	74	4	4	17	2	4	47	2	4	9	7	177
07:45 AM	1	80	5	5	21	6	9	74	1	2	8	9	221
Total	6	260	15	19	81	18	28	201	10	8	23	27	696
08:00 AM	3	84	8	5	14	4	13	70	3	1	3	7	215
08:15 AM	1	81	9	4	14	0	7	65	1	3	4	6	195
08:30 AM	2	65	5	5	12	5	11	63	5	3	4	12	192
08:45 AM	3	57	9	4	22	3	11	54	3	7	7	6	186
Total	9	287	31	18	62	12	42	252	12	14	18	31	788
04:00 PM	3	89	8	3	23	11	9	85	11	5	26	9	282
04:15 PM	6	90	9	8	15	13	5	93	8	6	28	15	296
04:30 PM	6	78	13	13	13	9	5	97	11	2	35	17	299
04:45 PM	7	86	7	13	13	12	5	81	12	10	21	18	285
Total	22	343	37	37	64	45	24	356	42	23	110	59	1162
05:00 PM	7	81	4	12	6	12	4	88	7	7	36	21	285
05:15 PM	3	97	3	11	22	13	10	86	8	12	31	18	314
05:30 PM	0	94	4	5	13	6	3	99	6	5	24	14	273
05:45 PM	5	75	8	6	7	8	4	102	13	6	13	11	258
Total	15	347	19	34	48	39	21	375	34	30	104	64	1130
Grand Total	52	1237	102	108	255	114	115	1184	98	75	255	181	3776
Apprch %	3.7	88.9	7.3	22.6	53.5	23.9	8.2	84.8	7	14.7	49.9	35.4	
Total %	1.4	32.8	2.7	2.9	6.8	3	3	31.4	2.6	2	6.8	4.8	

CITY TRAFFIC COUNTERS

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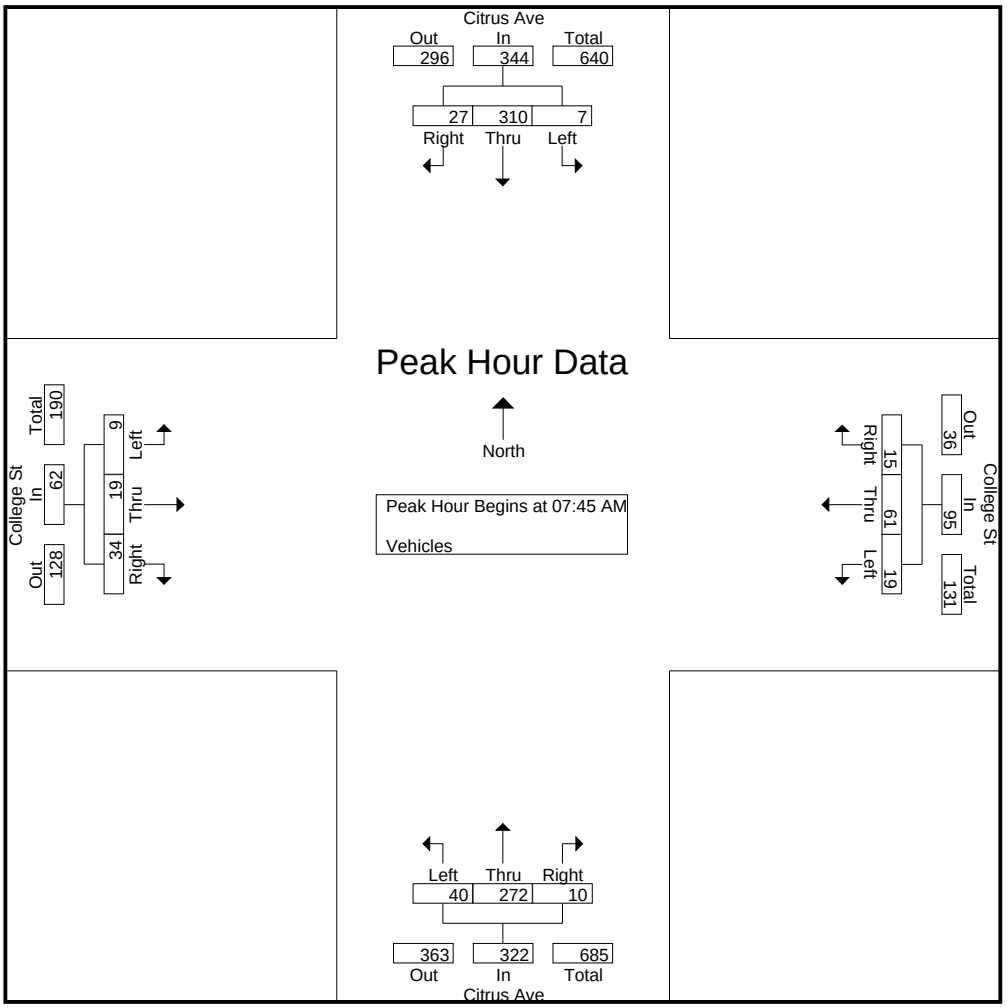
	Citrus Ave Southbound				College St Westbound				Citrus Ave Northbound				College St Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	1	80	5	86	**5**	**21**	**6**	**32**	9	**74**	1	84	2	**8**	9	**19**	**221**
08:00 AM	**3**	**84**	8	**95**	5	14	4	23	**13**	70	3	**86**	1	3	7	11	215
08:15 AM	1	81	**9**	91	4	14	0	18	7	65	1	73	**3**	4	6	13	195
08:30 AM	2	65	5	72	5	12	5	22	11	63	**5**	79	3	4	**12**	19	192
Total Volume	7	310	27	344	19	61	15	95	40	272	10	322	9	19	34	62	823
% App. Total	2	90.1	7.8		20	64.2	15.8		12.4	84.5	3.1		14.5	30.6	54.8		
PHF	.583	.923	.750	.905	.950	.726	.625	.742	.769	.919	.500	.936	.750	.594	.708	.816	.931



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_College
Site Code : 00000000
Start Date : 3/20/2018
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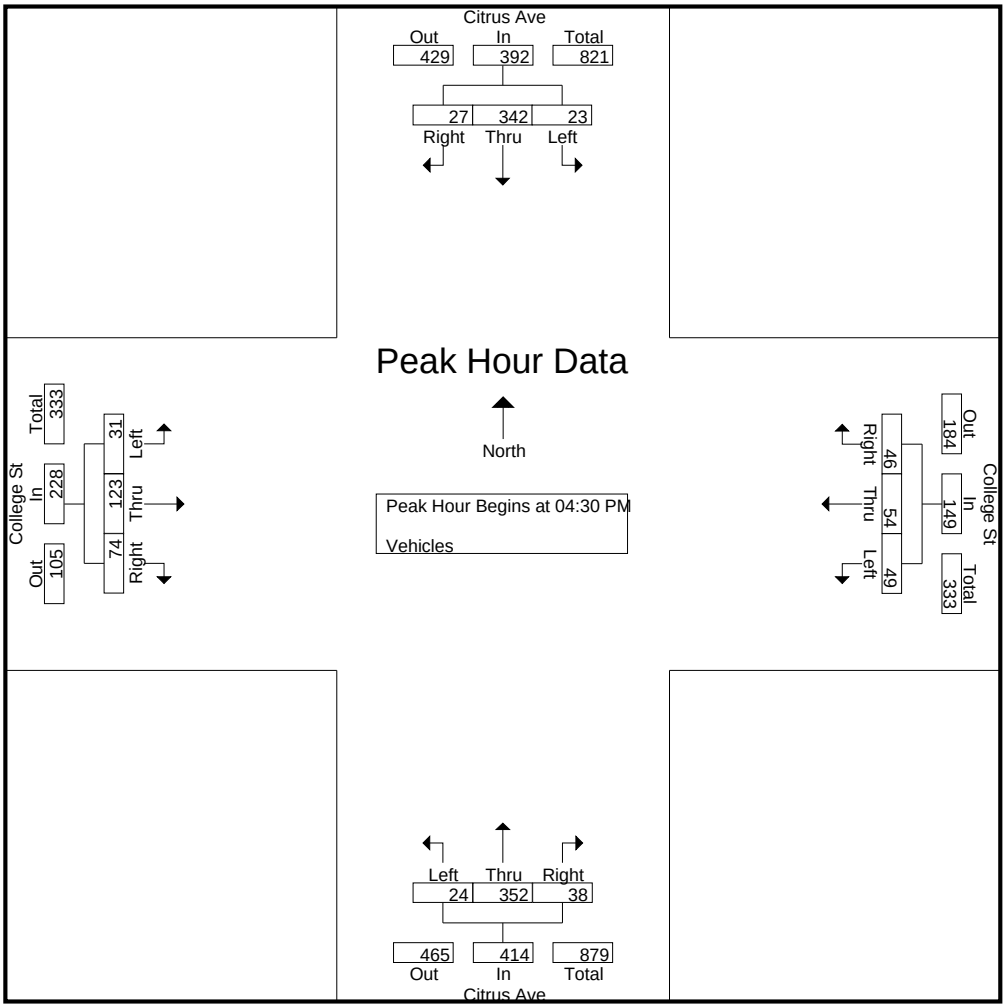
	Citrus Ave Southbound				College St Westbound				Citrus Ave Northbound				College St Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	6	78	**13**	97	**13**	13	9	35	5	**97**	11	**113**	2	35	17	54	299
04:45 PM	**7**	86	7	100	13	13	12	38	5	81	**12**	98	10	21	18	49	285
05:00 PM	7	81	4	92	12	6	12	30	4	88	7	99	7	**36**	**21**	**64**	285
05:15 PM	3	**97**	3	**103**	11	**22**	**13**	**46**	**10**	86	8	104	**12**	31	18	61	**314**
Total Volume	23	342	27	392	49	54	46	149	24	352	38	414	31	123	74	228	1183
% App. Total	5.9	87.2	6.9		32.9	36.2	30.9		5.8	85	9.2		13.6	53.9	32.5		
PHF	.821	.881	.519	.951	.942	.614	.885	.810	.600	.907	.792	.916	.646	.854	.881	.891	.942



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_College_BP
Site Code : 00000000
Start Date : 3/20/2018
Page No : 1

Groups Printed- Bikes & Peds

	Citrus Ave Southbound		College St Westbound		Citrus Ave Northbound		College St Eastbound		
Start Time	Thru	Peds	Thru	Peds	Thru	Peds	Thru	Peds	Int. Total
07:00 AM	0	5	1	2	0	1	0	0	9
07:15 AM	1	1	0	7	0	1	0	1	11
07:30 AM	0	3	1	7	0	4	0	3	18
07:45 AM	0	4	0	1	0	2	1	2	10
Total	1	13	2	17	0	8	1	6	48
08:00 AM	0	1	1	13	0	4	0	3	22
08:15 AM	0	8	0	16	0	0	0	4	28
08:30 AM	0	3	0	16	0	2	0	6	27
08:45 AM	0	11	3	17	0	3	1	8	43
Total	0	23	4	62	0	9	1	21	120
04:00 PM	0	6	0	2	0	2	0	5	15
04:15 PM	0	1	0	3	0	6	0	6	16
04:30 PM	0	3	0	9	0	2	0	16	30
04:45 PM	0	6	0	13	0	1	0	8	28
Total	0	16	0	27	0	11	0	35	89
05:00 PM	0	2	0	14	0	5	0	9	30
05:15 PM	0	14	0	20	0	1	0	10	45
05:30 PM	0	7	0	20	0	9	0	12	48
05:45 PM	0	5	0	13	0	8	0	13	39
Total	0	28	0	67	0	23	0	44	162
Grand Total	1	80	6	173	0	51	2	106	419
Apprch %	1.2	98.8	3.4	96.6	0	100	1.9	98.1	
Total %	0.2	19.1	1.4	41.3	0	12.2	0.5	25.3	

CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_College_BP
Site Code : 00000000
Start Date : 3/20/2018

	Citrus Ave Southbound			College St Westbound			Citrus Ave Northbound			College St Eastbound			
Start Time	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 08:00 AM													
08:00 AM	0	1	1	1	13	14	0	**4**	**4**	0	3	3	22
08:15 AM	0	8	8	0	16	16	0	0	0	0	4	4	28
08:30 AM	0	3	3	0	16	16	0	2	2	0	6	6	27
08:45 AM	0	**11**	**11**	**3**	**17**	**20**	0	3	3	**1**	**8**	**9**	**43**
Total Volume	0	23	23	4	62	66	0	9	9	1	21	22	120
% App. Total	0	100		6.1	93.9		0	100		4.5	95.5		
PHF	.000	.523	.523	.333	.912	.825	.000	.563	.563	.250	.656	.611	.698

CITY TRAFFIC COUNTERS

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File Name : Citrus_College_BP
Site Code : 00000000
Start Date : 3/20/2018

	Citrus Ave Southbound			College St Westbound			Citrus Ave Northbound			College St Eastbound			
Start Time	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 05:00 PM													
05:00 PM	0	2	2	0	14	14	0	5	5	0	9	9	30
05:15 PM	0	**14**	**14**	0	**20**	**20**	0	1	1	0	10	10	45
05:30 PM	0	7	7	0	20	20	0	**9**	**9**	0	12	12	**48**
05:45 PM	0	5	5	0	13	13	0	8	8	0	**13**	**13**	39
Total Volume	0	28	28	0	67	67	0	23	23	0	44	44	162
% App. Total	0	100		0	100		0	100		0	100		
PHF	.000	.500	.500	.000	.838	.838	.000	.639	.639	.000	.846	.846	.844

CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_Badillo
Site Code : 00000000
Start Date : 3/20/2018
Page No : 1

Groups Printed- Vehicles

	Citrus Ave Southbound			Badillo St Westbound			Citrus Ave Northbound			Badillo St Eastbound			
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Int. Total
07:00 AM	4	51	11	10	243	14	28	43	8	5	56	7	480
07:15 AM	3	53	9	14	260	19	35	31	9	5	69	8	515
07:30 AM	2	82	6	12	253	7	32	48	25	2	103	16	588
07:45 AM	0	93	3	17	200	7	36	72	23	4	152	25	632
Total	9	279	29	53	956	47	131	194	65	16	380	56	2215
08:00 AM	4	86	15	35	189	11	36	67	23	7	134	20	627
08:15 AM	5	80	6	20	146	16	18	64	25	8	121	18	527
08:30 AM	5	68	11	15	178	17	43	53	20	15	101	17	543
08:45 AM	2	66	8	25	163	14	26	66	17	7	87	13	494
Total	16	300	40	95	676	58	123	250	85	37	443	68	2191
04:00 PM	6	83	6	21	113	13	26	84	28	17	170	17	584
04:15 PM	8	89	10	20	114	6	26	88	39	19	149	22	590
04:30 PM	10	101	8	21	113	12	19	89	30	15	160	25	603
04:45 PM	10	94	15	18	112	21	22	73	42	13	187	22	629
Total	34	367	39	80	452	52	93	334	139	64	666	86	2406
05:00 PM	10	94	10	26	123	26	20	72	42	17	164	27	631
05:15 PM	10	114	12	17	127	19	43	94	28	17	181	22	684
05:30 PM	4	95	21	17	125	12	37	90	53	14	180	23	671
05:45 PM	3	75	11	21	136	14	34	101	31	10	175	24	635
Total	27	378	54	81	511	71	134	357	154	58	700	96	2621
Grand Total	86	1324	162	309	2595	228	481	1135	443	175	2189	306	9433
Apprch %	5.5	84.2	10.3	9.9	82.9	7.3	23.4	55.1	21.5	6.6	82	11.5	
Total %	0.9	14	1.7	3.3	27.5	2.4	5.1	12	4.7	1.9	23.2	3.2	

CITY TRAFFIC COUNTERS

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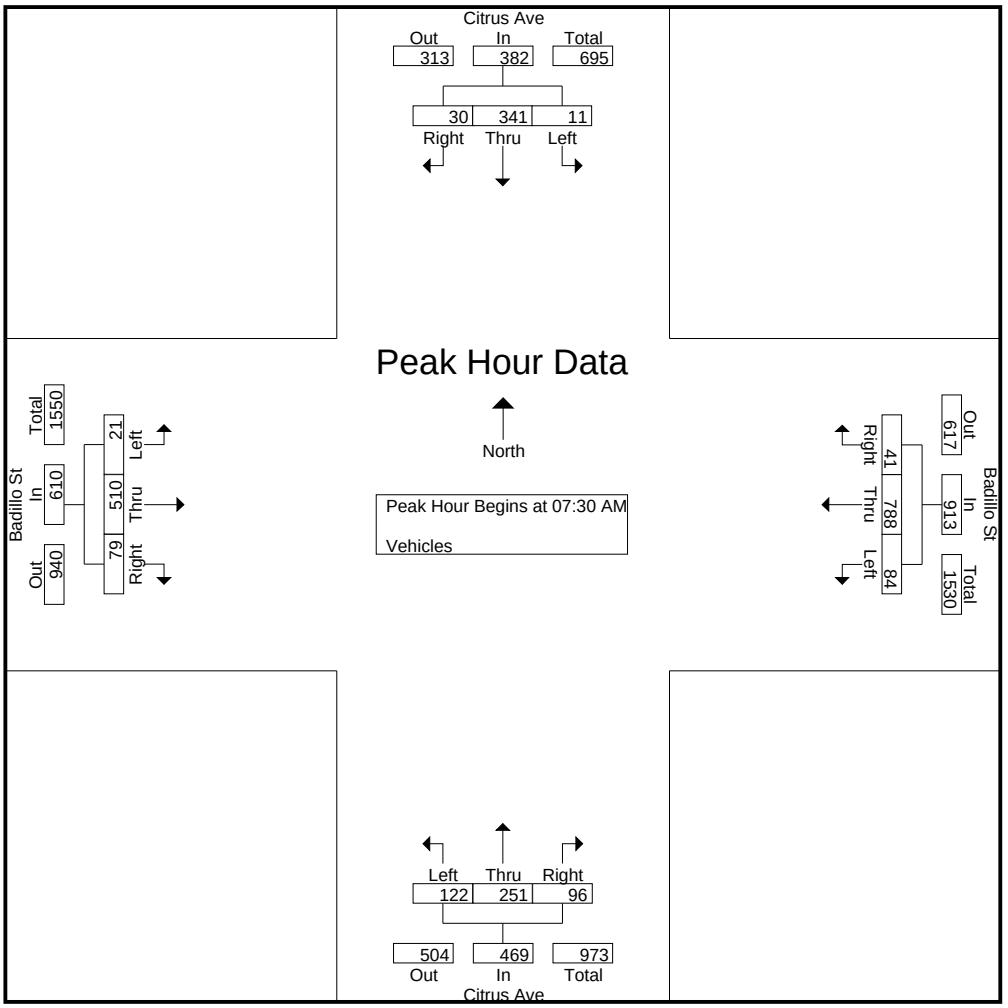
	Citrus Ave Southbound				Badillo St Westbound				Citrus Ave Northbound				Badillo St Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	2	82	6	90	12	**253**	7	**272**	32	48	**25**	105	2	103	16	121	588
07:45 AM	0	**93**	3	96	17	200	7	224	**36**	**72**	23	**131**	4	**152**	**25**	**181**	**632**
08:00 AM	4	86	**15**	**105**	**35**	189	11	235	36	67	23	126	7	134	20	161	627
08:15 AM	**5**	80	6	91	20	146	**16**	182	18	64	25	107	**8**	121	18	147	527
Total Volume	11	341	30	382	84	788	41	913	122	251	96	469	21	510	79	610	2374
% App. Total	2.9	89.3	7.9		9.2	86.3	4.5		26	53.5	20.5		3.4	83.6	13		
PHF	.550	.917	.500	.910	.600	.779	.641	.839	.847	.872	.960	.895	.656	.839	.790	.843	.939



CITY TRAFFIC COUNTERS

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File Name : Citrus_Badillo
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Start Date : 3/20/2018
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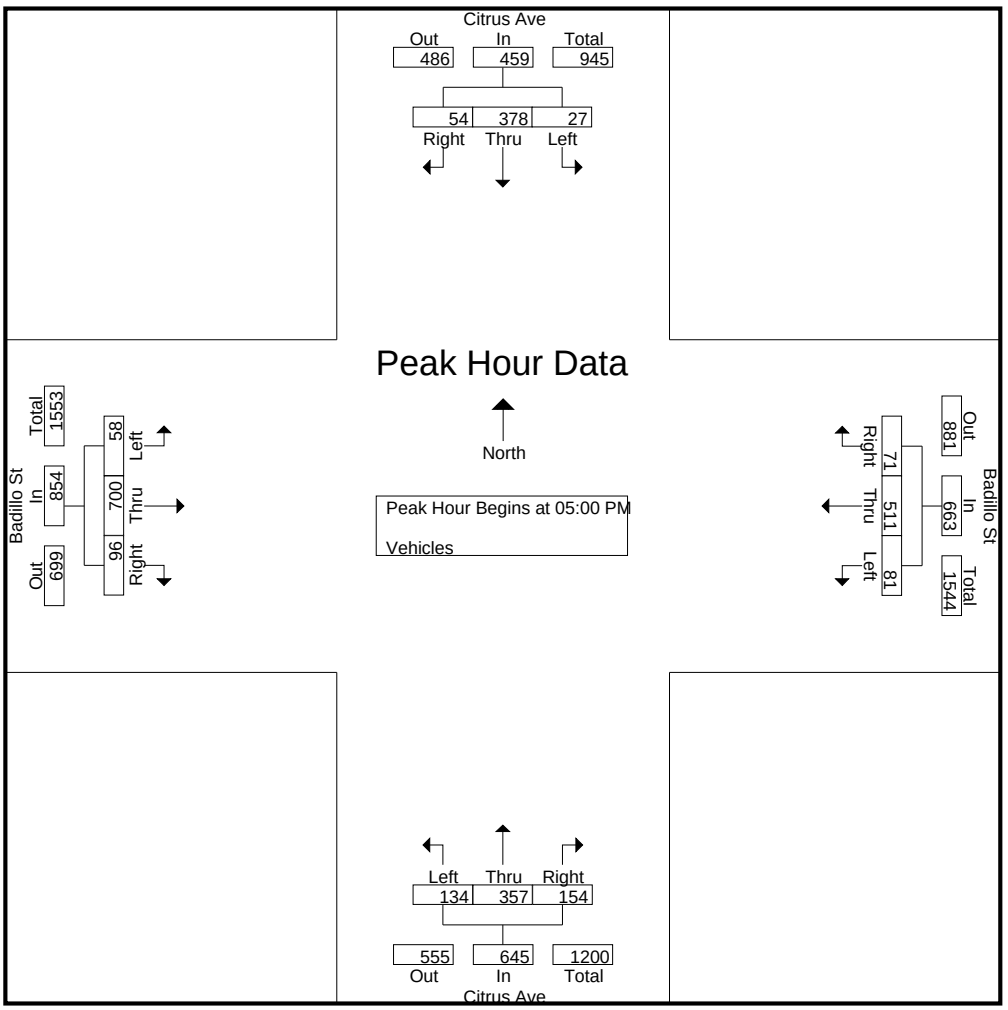
	Citrus Ave Southbound				Badillo St Westbound				Citrus Ave Northbound				Badillo St Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	**10**	94	10	114	**26**	123	**26**	**175**	20	72	42	134	**17**	164	**27**	208	631
05:15 PM	10	**114**	12	**136**	17	127	19	163	**43**	94	28	165	17	**181**	22	**220**	**684**
05:30 PM	4	95	**21**	120	17	125	12	154	37	90	**53**	**180**	14	180	23	217	671
05:45 PM	3	75	11	89	21	**136**	14	171	34	**101**	31	166	10	175	24	209	635
Total Volume	27	378	54	459	81	511	71	663	134	357	154	645	58	700	96	854	2621
% App. Total	5.9	82.4	11.8		12.2	77.1	10.7		20.8	55.3	23.9		6.8	82	11.2		
PHF	.675	.829	.643	.844	.779	.939	.683	.947	.779	.884	.726	.896	.853	.967	.889	.970	.958



CITY TRAFFIC COUNTERS

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File Name : Citrus_Badillo_BP
Site Code : 00000000
Start Date : 3/20/2018
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Groups Printed- Bikes & Peds

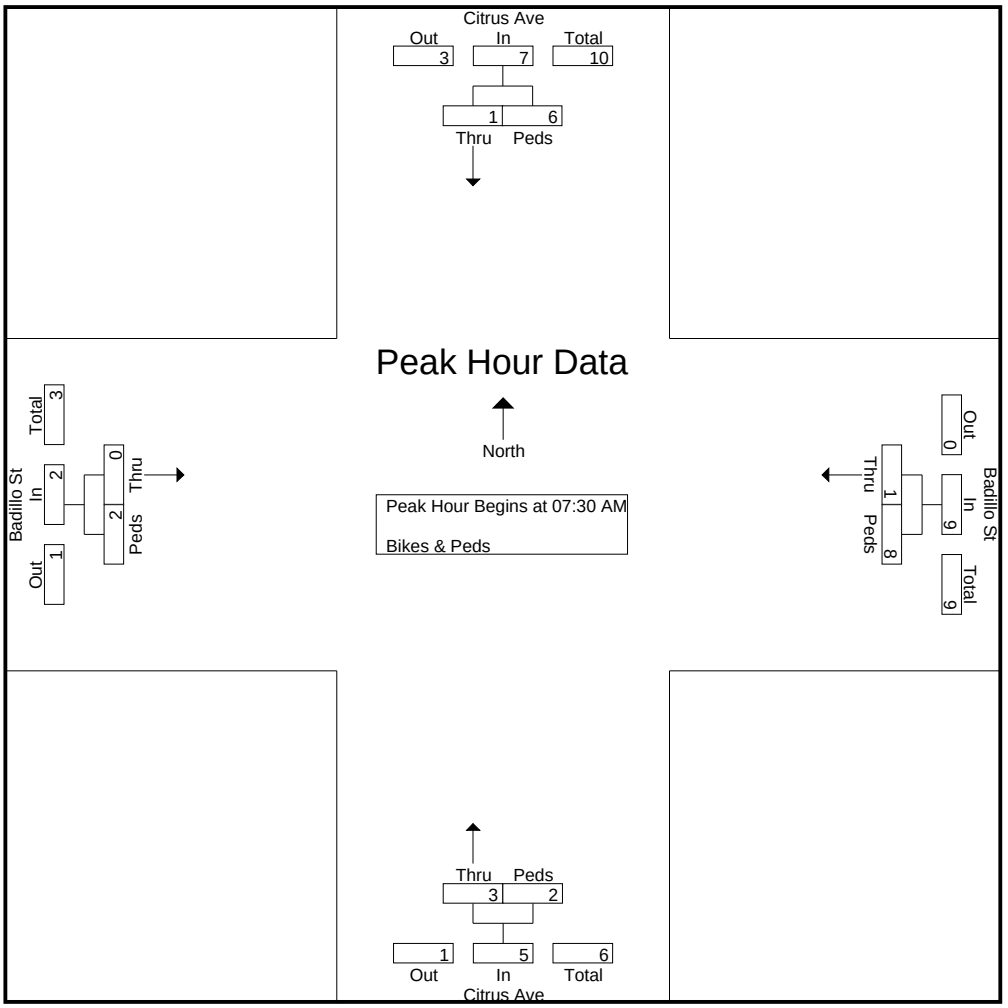
	Citrus Ave Southbound		Badillo St Westbound		Citrus Ave Northbound		Badillo St Eastbound		
Start Time	Thru	Peds	Thru	Peds	Thru	Peds	Thru	Peds	Int. Total
07:00 AM	0	0	1	1	0	1	0	0	3
07:15 AM	0	1	0	1	0	0	0	1	3
07:30 AM	1	3	1	3	3	1	0	1	13
07:45 AM	0	0	0	1	0	0	0	0	1
Total	1	4	2	6	3	2	0	2	20
08:00 AM	0	1	0	0	0	1	0	0	2
08:15 AM	0	2	0	4	0	0	0	1	7
08:30 AM	0	3	0	2	0	0	0	0	5
08:45 AM	0	7	0	1	1	0	0	0	9
Total	0	13	0	7	1	1	0	1	23
04:00 PM	0	0	0	0	1	0	0	0	1
04:15 PM	1	6	0	1	0	2	0	0	10
04:45 PM	0	2	0	0	0	0	0	0	2
Total	1	8	0	1	1	2	0	0	13
05:00 PM	0	0	1	2	0	0	0	0	3
05:15 PM	0	2	0	3	0	1	0	0	6
05:30 PM	0	8	0	4	1	7	0	1	21
05:45 PM	2	1	0	0	0	2	0	1	6
Total	2	11	1	9	1	10	0	2	36
Grand Total	4	36	3	23	6	15	0	5	92
Apprch %	10	90	11.5	88.5	28.6	71.4	0	100	
Total %	4.3	39.1	3.3	25	6.5	16.3	0	5.4	

CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_Badillo_BP
Site Code : 00000000
Start Date : 3/20/2018
Page No : 2

	Citrus Ave Southbound			Badillo St Westbound			Citrus Ave Northbound			Badillo St Eastbound			
Start Time	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 07:30 AM													
07:30 AM	**1**	**3**	**4**	**1**	3	**4**	**3**	**1**	**4**	0	**1**	**1**	**13**
07:45 AM	0	0	0	0	1	1	0	0	0	0	0	0	1
08:00 AM	0	1	1	0	0	0	0	1	1	0	0	0	2
08:15 AM	0	2	2	0	**4**	4	0	0	0	0	1	1	7
Total Volume	1	6	7	1	8	9	3	2	5	0	2	2	23
% App. Total	14.3	85.7		11.1	88.9		60	40		0	100		
PHF	.250	.500	.438	.250	.500	.563	.250	.500	.313	.000	.500	.500	.442

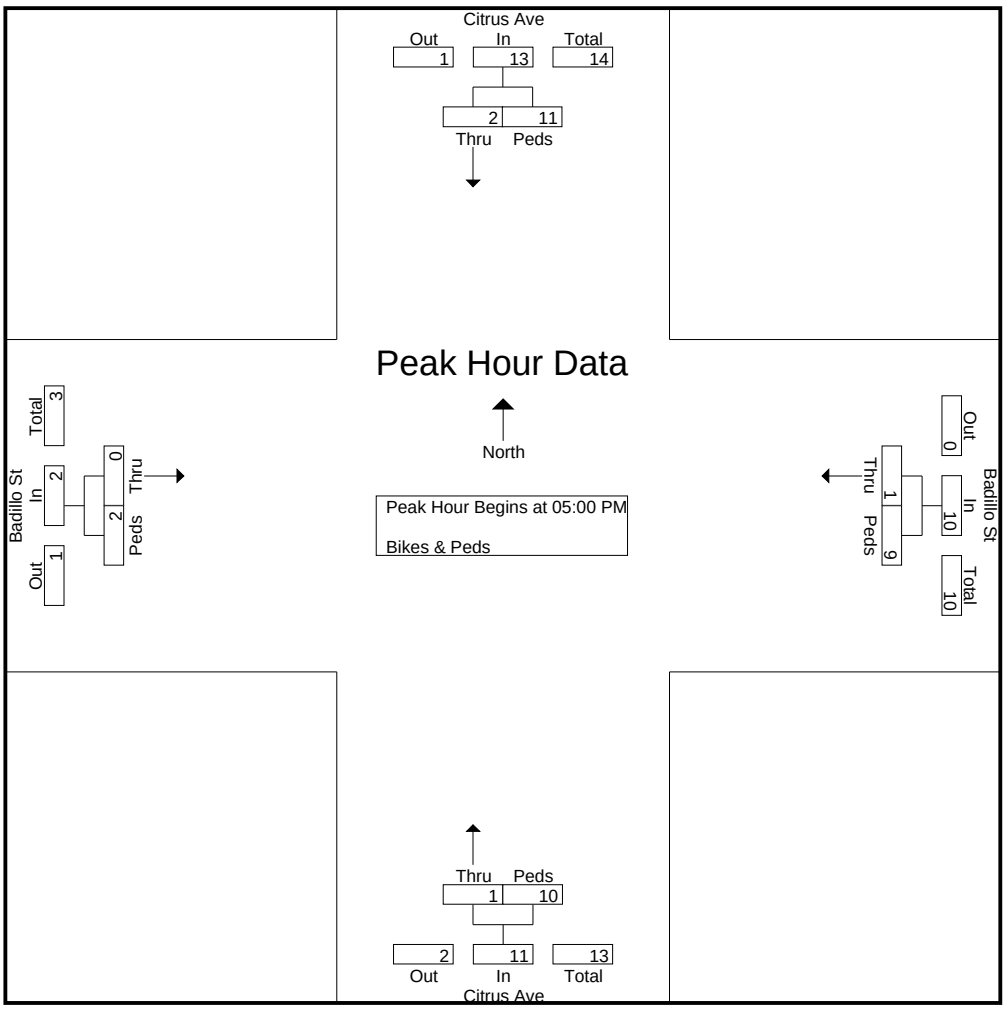


CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Citrus_Badillo_BP
Site Code : 00000000
Start Date : 3/20/2018
Page No : 3

	Citrus Ave Southbound			Badillo St Westbound			Citrus Ave Northbound			Badillo St Eastbound			
Start Time	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 05:00 PM													
05:00 PM	0	0	0	**1**	2	3	0	0	0	0	0	0	3
05:15 PM	0	2	2	0	3	3	0	1	1	0	0	0	6
05:30 PM	0	**8**	**8**	0	**4**	**4**	**1**	**7**	**8**	0	**1**	**1**	**21**
05:45 PM	**2**	1	3	0	0	0	0	2	2	0	1	1	6
Total Volume	2	11	13	1	9	10	1	10	11	0	2	2	36
% App. Total	15.4	84.6		10	90		9.1	90.9		0	100		
PHF	.250	.344	.406	.250	.563	.625	.250	.357	.344	.000	.500	.500	.429



APPENDIX B

ICU AND LEVELS OF SERVICE EXPLANATION
HCM AND LEVELS OF SERVICE EXPLANATION

ICU AND HCM DATA WORKSHEETS – WEEKDAY AM & PM PEAK HOURS

INTERSECTION CAPACITY UTILIZATION (ICU) DESCRIPTION

Level of Service is a term used to describe prevailing conditions and their effect on traffic. Broadly interpreted, the Levels of Service concept denotes any one of a number of differing combinations of operating conditions which may occur as a roadway is accommodating various traffic volumes. Level of Service is a qualitative measure of the effect of such factors as travel speed, travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience.

Six Levels of Service, A through F, have been defined in the 1965 *Highway Capacity Manual*, published by the Transportation Research Board. Level of Service A describes a condition of free flow, with low traffic volumes and relatively high speeds, while Level of Service F describes forced traffic flow at low speeds with jammed conditions and queues which cannot clear during the green phases.

The Intersection Capacity Utilization (ICU) method of intersection capacity analysis has been used in our studies. It directly relates traffic demand and available capacity for key intersection movements, regardless of present signal timing, The capacity per hour of green time for each approach is calculated based on the methods of the *Highway Capacity Manual*. The proportion of total signal time needed by each key movement is determined and compared to the total time available (100 percent of the hour). The result of summing the requirements of the conflicting key movements plus an allowance for clearance times is expressed as a decimal fraction. Conflicting key traffic movements are those opposing movements whose combined green time requirements are greatest.

The resulting ICU represents the proportion of the total hour required to accommodate intersection demand volumes if the key conflicting traffic movements are operating at capacity. Other movements may be operating near capacity, or may be operating at significantly better levels. The ICU may be translated to a Level of Service as tabulated below.

The Levels of Service (abbreviated from the *Highway Capacity Manual*) are listed here with their corresponding ICU and Load Factor equivalents. Load Factor is that proportion of the signal cycles during the peak hour which are fully loaded; i.e. when all of the vehicles waiting at the beginning of green are not able to clear on that green phase.

Intersection Capacity Utilization Characteristics

Level of Service	Load Factor	Equivalent ICU
A	0.0	0.00 - 0.60
B	0.0 - 0.1	0.61 - 0.70
C	0.1 - 0.3	0.71 - 0.80
D	0.3 - 0.7	0.81 - 0.90
E	0.7 - 1.0	0.91 - 1.00
F	Not Applicable	Not Applicable

SERVICE LEVEL A
There are no loaded cycles and few are even close to loaded at this service level. No approach phase is fully utilized by traffic and no vehicle waits longer than one red indication.

SERVICE LEVEL B
This level represents stable operation where an occasional approach phase is fully utilized and a substantial number are approaching full use. Many drivers begin to feel restricted within platoons of vehicles.

SERVICE LEVEL C
At this level stable operation continues. Loading is still intermittent but more frequent than at Level B. Occasionally drivers may have to wait through more than one red signal indication and backups may develop behind turning vehicles. Most drivers feel somewhat restricted, but not objectionably so.

SERVICE LEVEL D
This level encompasses a zone of increasing restriction approaching instability at the intersection. Delays to approaching vehicles may be substantial during short peaks within the peak hour, but enough cycles with lower demand occur to permit periodic clearance of queues, thus preventing excessive backups. Drivers frequently have to wait through more than one red signal. This level is the lower limit of acceptable operation to most drivers.

SERVICE LEVEL E
This represents near capacity and capacity operation. At capacity (ICU = 1.0) it represents the most vehicles that the particular intersection can accommodate. However, full utilization of every signal cycle is seldom attained no matter how great the demand. At this level all drivers wait through more than one red signal, and frequently through several.

SERVICE LEVEL F
Jammed conditions. Traffic backed up from a downstream location on one of the street restricts or prevents movement of traffic through the intersection under consideration.

LEVEL OF SERVICE FOR UNSIGNALIZED INTERSECTIONS

In the *Highway Capacity Manual (HCM)*, published by the Transportation Research Board, 2000, level of service for unsignalized intersections is defined in terms of delay, which is a measure of driver discomfort, frustration, fuel consumption, and lost travel time. The delay experienced by a motorist is made up of a number of factors that relate to control, geometrics, traffic, and incidents. Total delay is the difference between the travel time actually experienced and the reference travel time that would result during base conditions, in the absence of incidents, control, traffic, or geometric delay. Only the portion of total delay attributed to the traffic control measures, either traffic signals or stop signs, is quantified. This delay is called *control delay*. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay.

Level of Service criteria for unsignalized intersections are stated in terms of the average control delay per vehicle. The level of service is determined by the computed or measured control delay and is defined for each minor movement. Average control delay for any particular minor movement is a function of the service time for the approach and the degree of utilization. (Level of service is not defined for the intersection as a whole for two-way stop controlled intersections.)

Level of Service Criteria for TWSC/AWSC Intersections

Level of Service	Average Control Delay (Sec/Veh)
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

Level of Service (LOS) values are used to describe intersection operations with service levels varying from LOS A (free flow) to LOS F (jammed condition). The following descriptions summarize *HCM* criteria for each level of service:

LOS A describes operations with very low control delay, up to 10 seconds per vehicle.

LOS B describes operations with control delay greater than 10 and up to 15 seconds per vehicle.

LOS C describes operations with control delay greater than 15 and up to 25 seconds per vehicle.

LOS D describes operations with control delay greater than 25 and up to 35 seconds per vehicle.

LOS E describes operations with control delay greater than 35 and up to 50 seconds per vehicle.

LOS F describes operations with control delay in excess of 50 seconds per vehicle. For two-way stop controlled intersections, LOS F exists when there are insufficient gaps of suitable size to allow side-street demand to safely cross through a major-street traffic stream. This level of service is generally evident from extremely long control delays experienced by side-street traffic and by queuing on the minor-street approaches.

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INTERSECTION CAPACITY UTILIZATION

Hollenbeck Avenue @ San Bernardino Road

N-S St: Hollenbeck Avenue
E-W St: San Bernardino Road
Project: Covina Townhomes (Site A) Project/1-15-4127-3
File: ICU1

Peak hr: AM
Annual Growth: 1.00%

Date: 04/23/2018
Date of Count: 2018
Projection Year: 2020

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2020 FUTURE PRE-PROJECT				2020 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	34	1600	0.021 *	0	34	1600	0.021 *	0	34	1600	0.021 *	0	35	1600	0.022 *	0	35	1600	0.022 *
Nb Thru	415	1600	0.269	0	415	1600	0.270	0	415	1600	0.270	9	432	1600	0.280	0	432	1600	0.281
Nb Right	15	0	-	2	17	0	-	0	17	0	-	1	16	0	-	2	18	0	-
Sb Left	86	1600	0.054	1	87	1600	0.054	0	87	1600	0.054	1	89	1600	0.056	1	90	1600	0.056
Sb Thru	545	1600	0.341 *	0	545	1600	0.341 *	0	545	1600	0.341 *	9	565	1600	0.353 *	0	565	1600	0.353 *
Sb Right	374	1600	0.234	0	374	1600	0.234	0	374	1600	0.234	0	381	1600	0.238	0	381	1600	0.238
Eb Left	103	1600	0.064 *	0	103	1600	0.064 *	0	103	1600	0.064 *	0	105	1600	0.066 *	0	105	1600	0.066 *
Eb Thru	241	1600	0.151	2	243	1600	0.152	0	243	1600	0.152	15	261	1600	0.163	2	263	1600	0.164
Eb Right	38	1600	0.024	0	38	1600	0.024	0	38	1600	0.024	0	39	1600	0.024	0	39	1600	0.024
Wb Left	38	1600	0.024	4	42	1600	0.026	0	42	1600	0.026	2	41	1600	0.025	4	45	1600	0.028
Wb Thru	467	1600	0.333 *	6	473	1600	0.338 *	0	473	1600	0.338 *	13	489	1600	0.348 *	6	495	1600	0.354 *
Wb Right	65	0	-	3	68	0	-	0	68	0	-	2	68	0	-	3	71	0	-
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.809				0.814				0.814				0.839				0.845
LOS			D				D				D				D				D

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

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INTERSECTION CAPACITY UTILIZATION

Hollenbeck Avenue @ San Bernardino Road

N-S St: Hollenbeck Avenue
E-W St: San Bernardino Road
Project: Covina Townhomes (Site A) Project/1-15-4127-3
File: ICU1

Peak hr: PM
Annual Growth: 1.00%

Date: 04/23/2018
Date of Count: 2018
Projection Year: 2020

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2020 FUTURE PRE-PROJECT				2020 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	49	1600	0.031	0	49	1600	0.031	0	49	1600	0.031	0	50	1600	0.031	0	50	1600	0.031
Nb Thru	601	1600	0.386 *	0	601	1600	0.389 *	0	601	1600	0.389 *	8	621	1600	0.400 *	0	621	1600	0.403 *
Nb Right	17	0	-	5	22	0	-	0	22	0	-	2	19	0	-	5	24	0	-
Sb Left	80	1600	0.050 *	2	82	1600	0.051 *	0	82	1600	0.051 *	2	84	1600	0.053 *	2	86	1600	0.054 *
Sb Thru	463	1600	0.289	0	463	1600	0.289	0	463	1600	0.289	9	481	1600	0.301	0	481	1600	0.301
Sb Right	172	1600	0.108	0	172	1600	0.108	0	172	1600	0.108	0	175	1600	0.110	0	175	1600	0.110
Eb Left	197	1600	0.123 *	0	197	1600	0.123 *	0	197	1600	0.123 *	0	201	1600	0.126 *	0	201	1600	0.126 *
Eb Thru	520	1600	0.325	7	527	1600	0.329	0	527	1600	0.329	15	545	1600	0.341	7	552	1600	0.345
Eb Right	79	1600	0.049	0	79	1600	0.049	0	79	1600	0.049	0	81	1600	0.050	0	81	1600	0.050
Wb Left	41	1600	0.026	4	45	1600	0.028	0	45	1600	0.028	2	44	1600	0.027	4	48	1600	0.030
Wb Thru	347	1600	0.309 *	5	352	1600	0.314 *	0	352	1600	0.314 *	19	373	1600	0.328 *	5	378	1600	0.333 *
Wb Right	147	0	-	3	150	0	-	0	150	0	-	1	151	0	-	3	154	0	-
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.918				0.927				0.927				0.957				0.966
LOS			E				E				E				E				E

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

HCS7 Two-Way Stop-Control Report

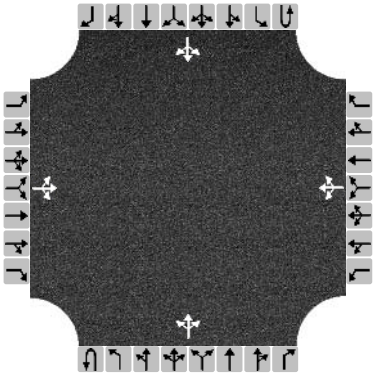
General Information

Analyst	DR
Agency/Co.	LLG Engineers
Date Performed	4/12/18
Analysis Year	2018
Time Analyzed	AM Peak Hour-Existing
Intersection Orientation	North-South
Project Description	Covina Townhomes Project/1-15-4127-3

Site Information

Intersection	Int. 2
Jurisdiction	City of Covina
East/West Street	Vintage Walk - Geneva Place
North/South Street	Third Avenue
Peak Hour Factor	1.00
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		0	2	18		19	4	3		4	32	2		3	24	1
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			20				26			4				3		
Capacity, c (veh/h)			1028				894			1603				1591		
v/c Ratio			0.02				0.03			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.1				0.1			0.0				0.0		
Control Delay (s/veh)			8.6				9.1			7.3				7.3		
Level of Service, LOS			A				A			A				A		
Approach Delay (s/veh)		8.6				9.1				0.8				0.8		
Approach LOS		A				A										

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HCS7 Two-Way Stop-Control Report

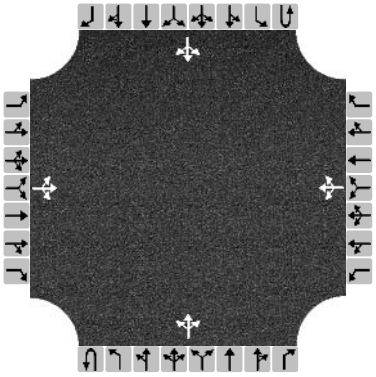
General Information

Analyst	DR
Agency/Co.	LLG Engineers
Date Performed	4/12/18
Analysis Year	2018
Time Analyzed	PM Peak Hour-Existing
Intersection Orientation	North-South
Project Description	Covina Townhomes Project/1-15-4127-3

Site Information

Intersection	Int. 2
Jurisdiction	City of Covina
East/West Street	Vintage Walk - Geneva Place
North/South Street	Third Avenue
Peak Hour Factor	1.00
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		0	2	6		42	3	3		3	13	10		4	29	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8				48			3				4		
Capacity, c (veh/h)			984				925			1597				1605		
v/c Ratio			0.01				0.05			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.0				0.2			0.0				0.0		
Control Delay (s/veh)			8.7				9.1			7.3				7.2		
Level of Service, LOS			A				A			A				A		
Approach Delay (s/veh)		8.7				9.1				0.8				0.9		
Approach LOS		A				A										

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HCS7 Two-Way Stop-Control Report

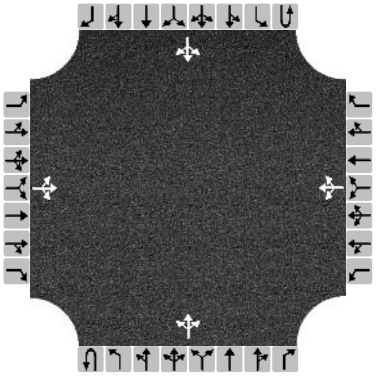
General Information

Analyst	DR
Agency/Co.	LLG Engineers
Date Performed	4/12/18
Analysis Year	Existing with Project
Time Analyzed	Weekday AM Peak Hour
Intersection Orientation	North-South
Project Description	Covina Townhomes Project/1-15-4127-3

Site Information

Intersection	Int. 2
Jurisdiction	City of Covina
East/West Street	Vintage Walk - Geneva Place
North/South Street	Third Avenue
Peak Hour Factor	1.00
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		0	0	18		11	0	0		4	32	2		0	24	1
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			18				11			4				0		
Capacity, c (veh/h)			1058				904			1603				1591		
v/c Ratio			0.02				0.01			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.1				0.0			0.0				0.0		
Control Delay (s/veh)			8.5				9.0			7.3				7.3		
Level of Service, LOS			A				A			A				A		
Approach Delay (s/veh)		8.5				9.0				0.8				0.0		
Approach LOS		A				A										

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HCS7 Two-Way Stop-Control Report

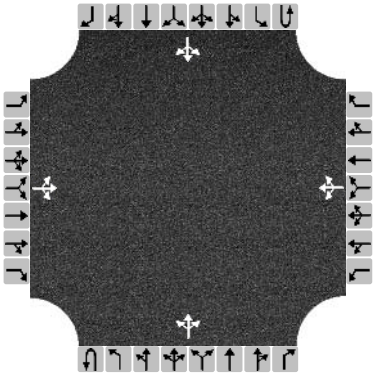
General Information

Analyst	Dr
Agency/Co.	LLG Engineers
Date Performed	4/12/18
Analysis Year	Existing with Project
Time Analyzed	Weekday PM Peak Hour
Intersection Orientation	North-South
Project Description	Covina Townhomes Project/1-15-4127-3

Site Information

Intersection	Int. 2
Jurisdiction	City of Covina
East/West Street	Vintage Walk - Geneva Place
North/South Street	Third Avenue
Peak Hour Factor	1.00
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		0	0	6		5	0	0		3	13	10		0	29	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			6				5			3				0		
Capacity, c (veh/h)			1052				940			1597				1605		
v/c Ratio			0.01				0.01			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.0				0.0			0.0				0.0		
Control Delay (s/veh)			8.4				8.9			7.3				7.2		
Level of Service, LOS			A				A			A				A		
Approach Delay (s/veh)		8.4				8.9				0.8				0.0		
Approach LOS		A				A										

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HCS7 Two-Way Stop-Control Report

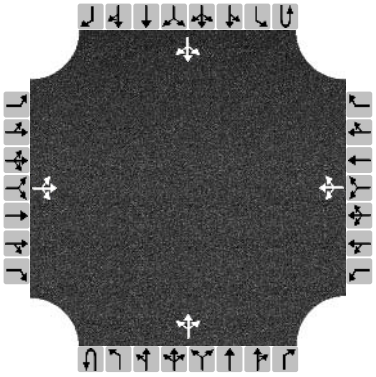
General Information

Analyst	DR
Agency/Co.	LLG Engineers
Date Performed	4/12/18
Analysis Year	2020
Time Analyzed	AM Pk Hr - Future Pre-Prj
Intersection Orientation	North-South
Project Description	Covina Townhomes Project/1-15-4127-3

Site Information

Intersection	Int. 2
Jurisdiction	City of Covina
East/West Street	Vintage Walk - Geneva Place
North/South Street	Third Avenue
Peak Hour Factor	1.00
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		0	2	18		19	4	3		4	33	2		3	24	1
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			20				26			4				3		
Capacity, c (veh/h)			1028				904			1603				1589		
v/c Ratio			0.02				0.03			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.1				0.1			0.0				0.0		
Control Delay (s/veh)			8.6				9.1			7.3				7.3		
Level of Service, LOS			A				A			A				A		
Approach Delay (s/veh)		8.6				9.1				0.8				0.8		
Approach LOS		A				A										

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HCS7 Two-Way Stop-Control Report

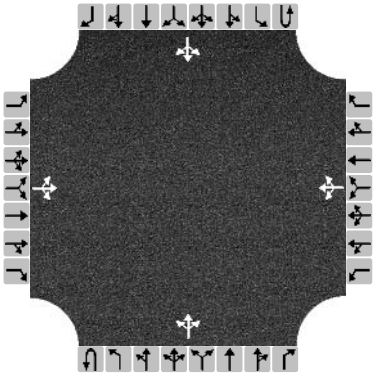
General Information

Analyst	DR
Agency/Co.	LLG Engineers
Date Performed	4/12/18
Analysis Year	2020
Time Analyzed	PM Pk Hr - Future Pre-Prj
Intersection Orientation	North-South
Project Description	Covina Townhomes Project/1-15-4127-3

Site Information

Intersection	Int. 2
Jurisdiction	City of Covina
East/West Street	Vintage Walk - Geneva Place
North/South Street	Third Avenue
Peak Hour Factor	1.00
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		0	2	6		42	3	3		3	13	10		4	30	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8				48			3				4		
Capacity, c (veh/h)			983				934			1596				1605		
v/c Ratio			0.01				0.05			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.0				0.2			0.0				0.0		
Control Delay (s/veh)			8.7				9.1			7.3				7.2		
Level of Service, LOS			A				A			A				A		
Approach Delay (s/veh)		8.7				9.1				0.8				0.9		
Approach LOS		A				A										

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HCS7 Two-Way Stop-Control Report

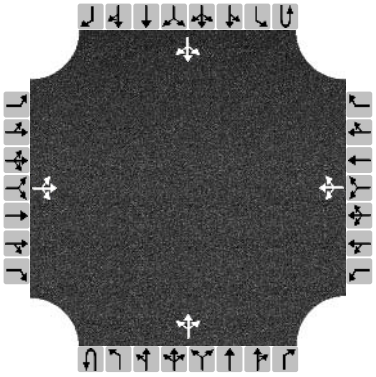
General Information

Analyst	DR
Agency/Co.	LLG Engineers
Date Performed	4/12/18
Analysis Year	2020
Time Analyzed	AM Pk Hr - Future w/ Prj.
Intersection Orientation	North-South
Project Description	Covina Townhomes Project/1-15-4127-3

Site Information

Intersection	Int. 2
Jurisdiction	City of Covina
East/West Street	Vintage Walk - Geneva Place
North/South Street	Third Avenue
Peak Hour Factor	1.00
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		0	0	18		11	0	0		4	33	2		0	24	1
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			18				11			4				0		
Capacity, c (veh/h)			1058				915			1603				1589		
v/c Ratio			0.02				0.01			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.1				0.0			0.0				0.0		
Control Delay (s/veh)			8.5				9.0			7.3				7.3		
Level of Service, LOS			A				A			A				A		
Approach Delay (s/veh)		8.5				9.0				0.8				0.0		
Approach LOS		A				A										

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HCS7 Two-Way Stop-Control Report

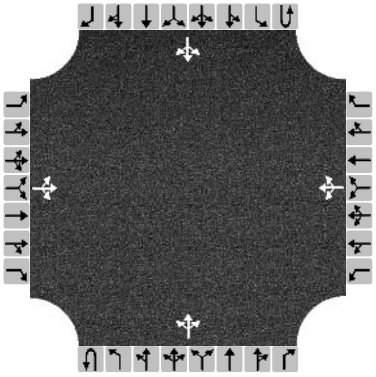
General Information

Analyst	DR
Agency/Co.	LLG Engineers
Date Performed	4/12/18
Analysis Year	2020
Time Analyzed	PM Pk Hr - Future w/ Prj.
Intersection Orientation	North-South
Project Description	Covina Townhomes Project/1-15-4127-3

Site Information

Intersection	Int. 2
Jurisdiction	City of Covina
East/West Street	Vintage Walk - Geneva Place
North/South Street	Third Avenue
Peak Hour Factor	1.00
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		0	0	6		5	0	0		3	13	10		0	30	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			6				5			3				0		
Capacity, c (veh/h)			1050				949			1596				1605		
v/c Ratio			0.01				0.01			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.0				0.0			0.0				0.0		
Control Delay (s/veh)			8.4				8.8			7.3				7.2		
Level of Service, LOS			A				A			A				A		
Approach Delay (s/veh)		8.4				8.8				0.8				0.0		
Approach LOS		A				A										

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INTERSECTION CAPACITY UTILIZATION

Third Avenue @ San Bernardino Road

N-S St: Third Avenue
E-W St: San Bernardino Road
Project: Covina Townhomes (Site A) Project/1-15-4127-3
File: ICU3

Peak hr: AM
Annual Growth: 1.00%

Date: 04/23/2018
Date of Count: 2018
Projection Year: 2020

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2020 FUTURE PRE-PROJECT				2020 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	32	0	0.020 *	0	32	0	0.020 *	0	32	0	0.020 *	1	34	0	0.021 *	0	34	0	0.021 *
Nb Thru	12	1600	0.028	0	12	1600	0.028	0	12	1600	0.028	0	12	1600	0.029	0	12	1600	0.029
Nb Right	16	1600	0.010	1	17	1600	0.011	0	17	1600	0.011	0	16	1600	0.010	1	17	1600	0.011
Sb Left	5	0	0.003	0	5	0	0.003	0	5	0	0.003	0	5	0	0.003	0	5	0	0.003
Sb Thru	18	1600	0.039 *	-1	17	1600	0.034 *	0	17	1600	0.034 *	0	18	1600	0.040 *	-1	17	1600	0.035 *
Sb Right	40	0	-	-8	32	0	-	0	32	0	-	0	41	0	-	-8	33	0	-
Eb Left	18	1600	0.011 *	0	18	1600	0.011 *	0	18	1600	0.011 *	0	18	1600	0.011 *	0	18	1600	0.011 *
Eb Thru	258	1600	0.161	6	264	1600	0.165	0	264	1600	0.165	17	280	1600	0.175	6	286	1600	0.179
Eb Right	35	1600	0.022	0	35	1600	0.022	0	35	1600	0.022	0	36	1600	0.022	0	36	1600	0.022
Wb Left	38	1600	0.024	3	41	1600	0.026	0	41	1600	0.026	0	39	1600	0.024	3	42	1600	0.026
Wb Thru	569	1600	0.359 *	46	615	1600	0.388 *	0	615	1600	0.388 *	15	595	1600	0.375 *	46	641	1600	0.404 *
Wb Right	5	0	-	0	5	0	-	0	5	0	-	0	5	0	-	0	5	0	-
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.479				0.503				0.503				0.498				0.521
LOS			A				A				A				A				A

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

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INTERSECTION CAPACITY UTILIZATION

Third Avenue @ San Bernardino Road

N-S St: Third Avenue
E-W St: San Bernardino Road
Project: Covina Townhomes (Site A) Project/1-15-4127-3
File: ICU3

Peak hr: PM
Annual Growth: 1.00%

Date: 04/23/2018
Date of Count: 2018
Projection Year: 2020

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2020 FUTURE PRE-PROJECT				2020 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	65	0	0.041 *	0	65	0	0.041 *	0	65	0	0.041 *	1	67	0	0.042 *	0	67	0	0.042 *
Nb Thru	4	1600	0.043	2	6	1600	0.044	0	6	1600	0.044	0	4	1600	0.045	2	6	1600	0.046
Nb Right	73	1600	0.046	3	76	1600	0.048	0	76	1600	0.048	0	74	1600	0.047	3	77	1600	0.048
Sb Left	4	0	0.003	0	4	0	0.003	0	4	0	0.003	0	4	0	0.003	0	4	0	0.003
Sb Thru	14	1600	0.037 *	-7	7	1600	0.014 *	0	7	1600	0.014 *	0	14	1600	0.038 *	-7	7	1600	0.015 *
Sb Right	41	0	-	-29	12	0	-	0	12	0	-	0	42	0	-	-29	13	0	-
Eb Left	11	1600	0.007	-2	9	1600	0.006	0	9	1600	0.006	0	11	1600	0.007	-2	9	1600	0.006
Eb Thru	658	1600	0.411 *	16	674	1600	0.421 *	0	674	1600	0.421 *	20	691	1600	0.432 *	16	707	1600	0.442 *
Eb Right	47	1600	0.029	0	47	1600	0.029	0	47	1600	0.029	0	48	1600	0.030	0	48	1600	0.030
Wb Left	30	1600	0.019 *	1	31	1600	0.019 *	0	31	1600	0.019 *	0	31	1600	0.019 *	1	32	1600	0.020 *
Wb Thru	394	1600	0.249	54	448	1600	0.283	0	448	1600	0.283	22	424	1600	0.268	54	478	1600	0.302
Wb Right	5	0	-	0	5	0	-	0	5	0	-	0	5	0	-	0	5	0	-
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.558				0.546				0.546				0.581				0.569
LOS			A				A				A				A				A

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

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INTERSECTION CAPACITY UTILIZATION

Citrus Avenue @ Covina Boulevard

N-S St: Citrus Avenue
E-W St: Covina Boulevard
Project: Covina Townhomes (Site A) Project/1-15-4127-3
File: ICU4

Peak hr: AM
Annual Growth: 1.00%

Date: 04/23/2018
Date of Count: 2018
Projection Year: 2020

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2020 FUTURE PRE-PROJECT				2020 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	24	1600	0.015 *	2	26	1600	0.016 *	0	26	1600	0.016 *	1	25	1600	0.016 *	2	27	1600	0.017 *
Nb Thru	329	3200	0.111	6	335	3200	0.114	0	335	3200	0.114	34	370	3200	0.125	6	376	3200	0.127
Nb Right	27	0	-	2	29	0	-	0	29	0	-	2	30	0	-	2	32	0	-
Sb Left	73	1600	0.046	0	73	1600	0.046	0	73	1600	0.046	6	80	1600	0.050	0	80	1600	0.050
Sb Thru	485	3200	0.163 *	3	488	3200	0.164 *	0	488	3200	0.164 *	33	528	3200	0.179 *	3	531	3200	0.180 *
Sb Right	38	0	-	0	38	0	-	0	38	0	-	6	45	0	-	0	45	0	-
Eb Left	96	1600	0.060 *	0	96	1600	0.060 *	0	96	1600	0.060 *	7	105	1600	0.066 *	0	105	1600	0.066 *
Eb Thru	294	3200	0.101	0	294	3200	0.101	0	294	3200	0.101	5	305	3200	0.105	0	305	3200	0.105
Eb Right	29	0	-	1	30	0	-	0	30	0	-	0	30	0	-	1	31	0	-
Wb Left	75	1600	0.047	1	76	1600	0.048	0	76	1600	0.048	1	78	1600	0.048	1	79	1600	0.049
Wb Thru	534	3200	0.185 *	0	534	3200	0.185 *	0	534	3200	0.185 *	3	548	3200	0.192 *	0	548	3200	0.192 *
Wb Right	59	0	-	0	59	0	-	0	59	0	-	7	67	0	-	0	67	0	-
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.474				0.476				0.476				0.503				0.505
LOS			A				A				A				A				A

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

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INTERSECTION CAPACITY UTILIZATION

Citrus Avenue @ Covina Boulevard

N-S St: Citrus Avenue
E-W St: Covina Boulevard
Project: Covina Townhomes (Site A) Project/1-15-4127-3
File: ICU4

Peak hr: PM
Annual Growth: 1.00%

Date: 04/23/2018
Date of Count: 2018
Projection Year: 2020

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2020 FUTURE PRE-PROJECT				2020 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	54	1600	0.034	2	56	1600	0.035	0	56	1600	0.035	0	55	1600	0.034	2	57	1600	0.036
Nb Thru	530	3200	0.193 *	5	535	3200	0.196 *	0	535	3200	0.196 *	38	579	3200	0.209 *	5	584	3200	0.212 *
Nb Right	89	0	-	2	91	0	-	0	91	0	-	1	92	0	-	2	94	0	-
Sb Left	133	1600	0.083 *	0	133	1600	0.083 *	0	133	1600	0.083 *	8	144	1600	0.090 *	0	144	1600	0.090 *
Sb Thru	458	3200	0.166	7	465	3200	0.168	0	465	3200	0.168	40	507	3200	0.184	7	514	3200	0.186
Sb Right	72	0	-	0	72	0	-	0	72	0	-	8	81	0	-	0	81	0	-
Eb Left	75	1600	0.047 *	0	75	1600	0.047	0	75	1600	0.047	9	86	1600	0.053 *	0	86	1600	0.053 *
Eb Thru	434	3200	0.147	0	434	3200	0.148 *	0	434	3200	0.148 *	4	447	3200	0.151	0	447	3200	0.152
Eb Right	36	0	-	3	39	0	-	0	39	0	-	1	38	0	-	3	41	0	-
Wb Left	65	1600	0.041	3	68	1600	0.043 *	0	68	1600	0.043 *	2	68	1600	0.043	3	71	1600	0.045
Wb Thru	376	3200	0.142 *	0	376	3200	0.142	0	376	3200	0.142	6	390	3200	0.149 *	0	390	3200	0.149 *
Wb Right	77	0	-	0	77	0	-	0	77	0	-	9	88	0	-	0	88	0	-
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.515				0.519				0.519				0.552				0.554
LOS			A				A				A				A				A

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

LINSCOTT, LAW & GREENSPAN, ENGINEERS
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(626) 796.2322 Fax (626) 792-0941

INTERSECTION CAPACITY UTILIZATION

Citrus Avenue @ Cypress Street

N-S St: Citrus Avenue
E-W St: Cypress Street
Project: Covina Townhomes (Site A) Project/1-15-4127-3
File: ICU5

Peak hr: AM
Annual Growth: 1.00%

Date: 04/23/2018
Date of Count: 2018
Projection Year: 2020

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2020 FUTURE PRE-PROJECT				2020 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	45	1600	0.028 *	5	50	1600	0.031 *	0	50	1600	0.031 *	1	47	1600	0.029 *	5	52	1600	0.032 *
Nb Thru	220	3200	0.071	10	230	3200	0.076	0	230	3200	0.076	29	253	3200	0.082	10	263	3200	0.087
Nb Right	8	0	-	6	14	0	-	0	14	0	-	2	10	0	-	6	16	0	-
Sb Left	54	1600	0.034	0	54	1600	0.034	0	54	1600	0.034	3	58	1600	0.036	0	58	1600	0.036
Sb Thru	346	3200	0.166 *	6	352	3200	0.168 *	0	352	3200	0.168 *	28	381	3200	0.179 *	6	387	3200	0.181 *
Sb Right	186	0	-	0	186	0	-	0	186	0	-	3	193	0	-	0	193	0	-
Eb Left	56	1600	0.035 *	0	56	1600	0.035 *	0	56	1600	0.035 *	3	60	1600	0.038 *	0	60	1600	0.038 *
Eb Thru	222	3200	0.078	0	222	3200	0.079	0	222	3200	0.079	9	235	3200	0.083	0	235	3200	0.084
Eb Right	29	0	-	3	32	0	-	0	32	0	-	0	30	0	-	3	33	0	-
Wb Left	45	1600	0.028	3	48	1600	0.030	0	48	1600	0.030	1	47	1600	0.029	3	50	1600	0.031
Wb Thru	581	3200	0.197 *	0	581	3200	0.197 *	0	581	3200	0.197 *	3	596	3200	0.203 *	0	596	3200	0.203 *
Wb Right	49	0	-	0	49	0	-	0	49	0	-	3	53	0	-	0	53	0	-
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.476				0.481				0.481				0.499				0.504
LOS			A				A				A				A				A

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

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INTERSECTION CAPACITY UTILIZATION

Citrus Avenue @ Cypress Street

N-S St: Citrus Avenue
E-W St: Cypress Street
Project: Covina Townhomes (Site A) Project/1-15-4127-3
File: ICU5

Peak hr: PM
Annual Growth: 1.00%

Date: 04/23/2018
Date of Count: 2018
Projection Year: 2020

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2020 FUTURE PRE-PROJECT				2020 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	73	1600	0.046 *	4	77	1600	0.048 *	0	77	1600	0.048 *	1	75	1600	0.047 *	4	79	1600	0.050 *
Nb Thru	478	3200	0.161	8	486	3200	0.165	0	486	3200	0.165	32	520	3200	0.174	8	528	3200	0.179
Nb Right	37	0	-	5	42	0	-	0	42	0	-	1	39	0	-	5	44	0	-
Sb Left	64	1600	0.040	0	64	1600	0.040	0	64	1600	0.040	4	69	1600	0.043	0	69	1600	0.043
Sb Thru	396	3200	0.156 *	14	410	3200	0.161 *	0	410	3200	0.161 *	33	437	3200	0.171 *	14	451	3200	0.175 *
Sb Right	104	0	-	0	104	0	-	0	104	0	-	4	110	0	-	0	110	0	-
Eb Left	140	1600	0.088	0	140	1600	0.088	0	140	1600	0.088	4	147	1600	0.092	0	147	1600	0.092
Eb Thru	596	3200	0.205 *	0	596	3200	0.207 *	0	596	3200	0.207 *	4	612	3200	0.211 *	0	612	3200	0.213 *
Eb Right	59	0	-	7	66	0	-	0	66	0	-	2	62	0	-	7	69	0	-
Wb Left	33	1600	0.021 *	7	40	1600	0.025 *	0	40	1600	0.025 *	2	36	1600	0.022 *	7	43	1600	0.027 *
Wb Thru	333	3200	0.121	0	333	3200	0.121	0	333	3200	0.121	10	350	3200	0.127	0	350	3200	0.127
Wb Right	53	0	-	0	53	0	-	0	53	0	-	4	58	0	-	0	58	0	-
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.477				0.491				0.491				0.501				0.514
LOS			A				A				A				A				A

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

LINSCOTT, LAW & GREENSPAN, ENGINEERS
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INTERSECTION CAPACITY UTILIZATION

Citrus Avenue @ Front Street

N-S St: Citrus Avenue
E-W St: Front Street
Project: Covina Townhomes (Site A) Project/1-15-4127-3
File: ICU6

Peak hr: AM
Annual Growth: 1.00%

Date: 04/23/2018
Date of Count: 2018
Projection Year: 2020

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2020 FUTURE PRE-PROJECT				2020 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	8	1600	0.005 *	5	13	1600	0.008 *	0	13	1600	0.008 *	0	8	1600	0.005 *	5	13	1600	0.008 *
Nb Thru	247	3200	0.078	14	261	3200	0.083	0	261	3200	0.083	31	283	3200	0.089	14	297	3200	0.094
Nb Right	3	0	-	0	3	0	-	0	3	0	-	0	3	0	-	0	3	0	-
Sb Left	40	1600	0.025	0	40	1600	0.025	0	40	1600	0.025	1	42	1600	0.026	0	42	1600	0.026
Sb Thru	430	3200	0.136 *	11	441	3200	0.139 *	0	441	3200	0.139 *	28	467	3200	0.147 *	11	478	3200	0.151 *
Sb Right	4	0	-	0	4	0	-	0	4	0	-	0	4	0	-	0	4	0	-
Eb Left	2	1600	0.001 *	0	2	1600	0.001 *	0	2	1600	0.001 *	0	2	1600	0.001 *	0	2	1600	0.001 *
Eb Thru	2	1600	0.003	0	2	1600	0.003	0	2	1600	0.003	0	2	1600	0.003	0	2	1600	0.003
Eb Right	2	0	-	0	2	0	-	0	2	0	-	0	2	0	-	0	2	0	-
Wb Left	3	1600	0.002	0	3	1600	0.002	0	3	1600	0.002	0	3	1600	0.002	0	3	1600	0.002
Wb Thru	10	1600	0.006	0	10	1600	0.006	0	10	1600	0.006	0	10	1600	0.006	0	10	1600	0.006
Wb Right	64	1600	0.040 *	0	64	1600	0.040 *	0	64	1600	0.040 *	1	66	1600	0.041 *	0	66	1600	0.041 *
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.232				0.238				0.238				0.245				0.251
LOS			A				A				A				A				A

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

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INTERSECTION CAPACITY UTILIZATION

Citrus Avenue @ Front Street

N-S St: Citrus Avenue
E-W St: Front Street
Project: Covina Townhomes (Site A) Project/1-15-4127-3
File: ICU6

Peak hr: PM
Annual Growth: 1.00%

Date: 04/23/2018
Date of Count: 2018
Projection Year: 2020

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2020 FUTURE PRE-PROJECT				2020 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	5	1600	0.003	13	18	1600	0.011	0	18	1600	0.011	0	5	1600	0.003	13	18	1600	0.011
Nb Thru	471	3200	0.150 *	8	479	3200	0.153 *	0	479	3200	0.153 *	33	513	3200	0.163 *	8	521	3200	0.166 *
Nb Right	9	0	-	0	9	0	-	0	9	0	-	0	9	0	-	0	9	0	-
Sb Left	48	1600	0.030	0	48	1600	0.030	0	48	1600	0.030	2	51	1600	0.032	0	51	1600	0.032
Sb Thru	447	3200	0.141	26	473	3200	0.149	0	473	3200	0.149	35	491	3200	0.155	26	517	3200	0.163
Sb Right	5	0	-	0	5	0	-	0	5	0	-	0	5	0	-	0	5	0	-
Eb Left	34	1600	0.021 *	0	34	1600	0.021 *	0	34	1600	0.021 *	0	35	1600	0.022 *	0	35	1600	0.022 *
Eb Thru	12	1600	0.018	0	12	1600	0.018	0	12	1600	0.018	0	12	1600	0.018	0	12	1600	0.018
Eb Right	17	0	-	0	17	0	-	0	17	0	-	0	17	0	-	0	17	0	-
Wb Left	9	1600	0.006	0	9	1600	0.006	0	9	1600	0.006	0	9	1600	0.006	0	9	1600	0.006
Wb Thru	2	1600	0.001	0	2	1600	0.001	0	2	1600	0.001	0	2	1600	0.001	0	2	1600	0.001
Wb Right	126	1600	0.079 *	0	126	1600	0.079 *	0	126	1600	0.079 *	1	130	1600	0.081 *	0	130	1600	0.081 *
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.330				0.333				0.333				0.348				0.350
LOS			A				A				A				A				A

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

HCS7 Two-Way Stop-Control Report

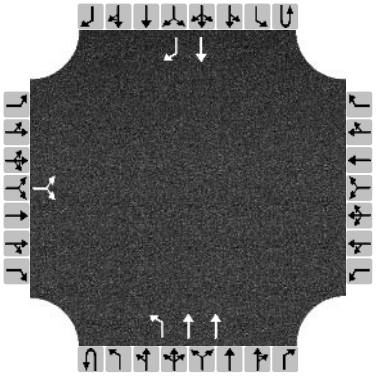
General Information

Analyst	DR
Agency/Co.	LLG Engineers
Date Performed	4/12/18
Analysis Year	2018
Time Analyzed	AM Peak Hour-Existing
Intersection Orientation	North-South
Project Description	Covina Townhomes Project/1-15-4127-3

Site Information

Intersection	Int. 7
Jurisdiction	City of Covina
East/West Street	Geneva Place
North/South Street	Citrus Avenue
Peak Hour Factor	1.00
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	2	0	0	0	1	1
Configuration			LR							L	T				T	R
Volume, V (veh/h)		6		2						3	264				389	38
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8							3						
Capacity, c (veh/h)			520							1143						
v/c Ratio			0.02							0.00						
95% Queue Length, Q_{95} (veh)			0.0							0.0						
Control Delay (s/veh)			12.0							8.2						
Level of Service, LOS			B							A						
Approach Delay (s/veh)		12.0								0.1						
Approach LOS		B														

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HCS7 Two-Way Stop-Control Report

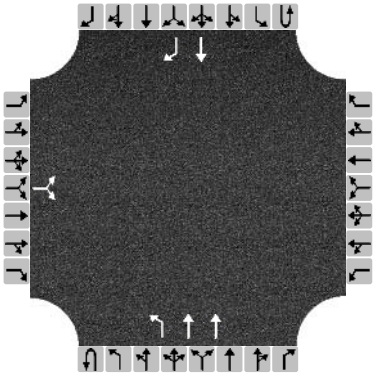
General Information

Analyst	DR
Agency/Co.	LLG Engineers
Date Performed	4/12/18
Analysis Year	2018
Time Analyzed	PM Peak Hour-Existing
Intersection Orientation	North-South
Project Description	Covina Townhomes Project/1-15-4127-3

Site Information

Intersection	Int. 7
Jurisdiction	City of Covina
East/West Street	Geneva Place
North/South Street	Citrus Avenue
Peak Hour Factor	1.00
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	2	0	0	0	1	1
Configuration			LR							L	T				T	R
Volume, V (veh/h)		9		8						3	474				430	47
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			17							3						
Capacity, c (veh/h)			477							1096						
v/c Ratio			0.04							0.00						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
Control Delay (s/veh)			12.8							8.3						
Level of Service, LOS			B							A						
Approach Delay (s/veh)		12.8								0.1						
Approach LOS		B														

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HCS7 Two-Way Stop-Control Report

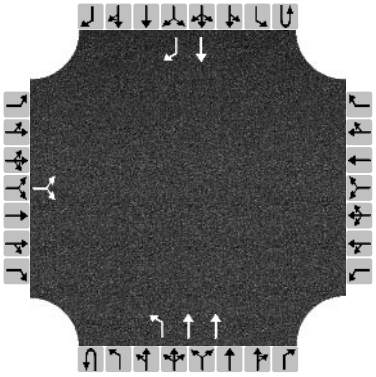
General Information

Analyst	DR
Agency/Co.	LLG Engineers
Date Performed	4/12/18
Analysis Year	Existing with Project
Time Analyzed	Weekday AM Peak Hour
Intersection Orientation	North-South
Project Description	Covina Townhomes Project/1-15-4127-3

Site Information

Intersection	Int. 7
Jurisdiction	City of Covina
East/West Street	Geneva Place
North/South Street	Citrus Avenue
Peak Hour Factor	1.00
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	2	0	0	0	1	1
Configuration			LR							L	T				T	R
Volume, V (veh/h)		8		15						19	282				430	9
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			23							19						
Capacity, c (veh/h)			539							1132						
v/c Ratio			0.04							0.02						
95% Queue Length, Q_{95} (veh)			0.1							0.1						
Control Delay (s/veh)			12.0							8.2						
Level of Service, LOS			B							A						
Approach Delay (s/veh)		12.0								0.5						
Approach LOS		B														

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HCS7 Two-Way Stop-Control Report

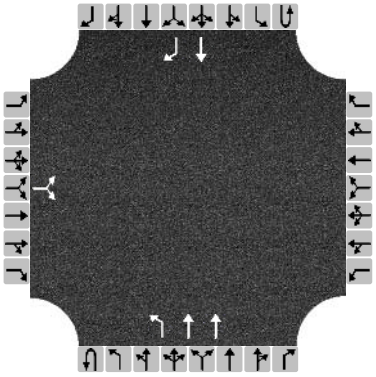
General Information

Analyst	DR
Agency/Co.	LLG Engineers
Date Performed	4/12/18
Analysis Year	Existing with Project
Time Analyzed	Weekday PM Peak Hour
Intersection Orientation	North-South
Project Description	Covina Townhomes Project/1-15-4127-3

Site Information

Intersection	Int. 7
Jurisdiction	City of Covina
East/West Street	Geneva Place
North/South Street	Citrus Avenue
Peak Hour Factor	1.00
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	2	0	0	0	1	1
Configuration			LR							L	T				T	R
Volume, V (veh/h)		12		27						28	493				492	13
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			39							28						
Capacity, c (veh/h)			465							1070						
v/c Ratio			0.08							0.03						
95% Queue Length, Q_{95} (veh)			0.3							0.1						
Control Delay (s/veh)			13.4							8.5						
Level of Service, LOS			B							A						
Approach Delay (s/veh)		13.4								0.5						
Approach LOS		B														

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HCS7 Two-Way Stop-Control Report

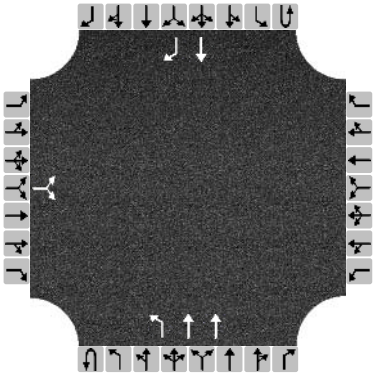
General Information

Analyst	DR
Agency/Co.	LLG Engineers
Date Performed	4/12/18
Analysis Year	2020
Time Analyzed	AM Pk Hr - Future Pre-Prj
Intersection Orientation	North-South
Project Description	Covina Townhomes Project/1-15-4127-3

Site Information

Intersection	Int. 7
Jurisdiction	City of Covina
East/West Street	Geneva Place
North/South Street	Citrus Avenue
Peak Hour Factor	1.00
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	2	0	0	0	1	1
Configuration			LR							L	T				T	R
Volume, V (veh/h)		6		2						3	300				425	38
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8							3						
Capacity, c (veh/h)			484							1109						
v/c Ratio			0.02							0.00						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
Control Delay (s/veh)			12.6							8.3						
Level of Service, LOS			B							A						
Approach Delay (s/veh)		12.6								0.1						
Approach LOS		B														

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HCS7 Two-Way Stop-Control Report

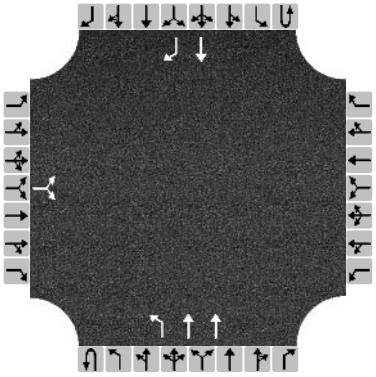
General Information

Analyst	DR
Agency/Co.	LLG Engineers
Date Performed	4/12/18
Analysis Year	2020
Time Analyzed	PM Pk Hr - Future Pre-Prj
Intersection Orientation	North-South
Project Description	Covina Townhomes Project/1-15-4127-3

Site Information

Intersection	Int. 7
Jurisdiction	City of Covina
East/West Street	Geneva Place
North/South Street	Citrus Avenue
Peak Hour Factor	1.00
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	2	0	0	0	1	1
Configuration			LR							L	T				T	R
Volume, V (veh/h)		9		8						3	516				474	47
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			17							3						
Capacity, c (veh/h)			439							1056						
v/c Ratio			0.04							0.00						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
Control Delay (s/veh)			13.5							8.4						
Level of Service, LOS			B							A						
Approach Delay (s/veh)		13.5								0.0						
Approach LOS		B														

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HCS7 Two-Way Stop-Control Report

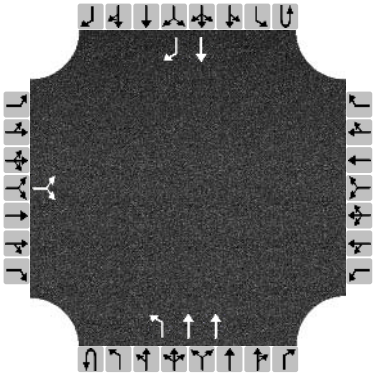
General Information

Analyst	DR
Agency/Co.	LLG Engineers
Date Performed	4/12/18
Analysis Year	2020
Time Analyzed	AM Pk Hr - Future w/ Prj.
Intersection Orientation	North-South
Project Description	Covina Townhomes Project/1-15-4127-3

Site Information

Intersection	Int. 7
Jurisdiction	City of Covina
East/West Street	Geneva Place
North/South Street	Citrus Avenue
Peak Hour Factor	1.00
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	2	0	0	0	1	1
Configuration			LR							L	T				T	R
Volume, V (veh/h)		8		15						19	318				466	9
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			23							19						
Capacity, c (veh/h)			507							1098						
v/c Ratio			0.05							0.02						
95% Queue Length, Q_{95} (veh)			0.1							0.1						
Control Delay (s/veh)			12.4							8.3						
Level of Service, LOS			B							A						
Approach Delay (s/veh)		12.4								0.5						
Approach LOS		B														

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HCS7 Two-Way Stop-Control Report

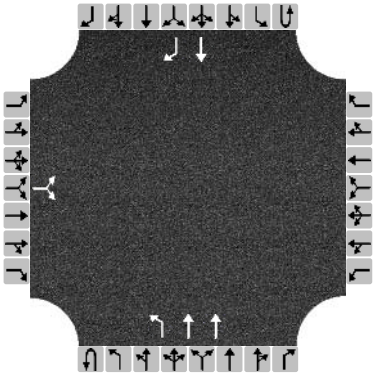
General Information

Analyst	DR
Agency/Co.	LLG Engineers
Date Performed	4/12/18
Analysis Year	2020
Time Analyzed	PM Pk Hr - Future w/ Prj.
Intersection Orientation	North-South
Project Description	Covina Townhomes Project/1-15-4127-3

Site Information

Intersection	Int. 7
Jurisdiction	City of Covina
East/West Street	Geneva Place
North/South Street	Citrus Avenue
Peak Hour Factor	1.00
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	2	0	0	0	1	1
Configuration			LR							L	T				T	R
Volume, V (veh/h)		12		27						28	535				536	13
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			39							28						
Capacity, c (veh/h)			431							1031						
v/c Ratio			0.09							0.03						
95% Queue Length, Q_{95} (veh)			0.3							0.1						
Control Delay (s/veh)			14.2							8.6						
Level of Service, LOS			B							A						
Approach Delay (s/veh)		14.2								0.4						
Approach LOS		B														

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INTERSECTION CAPACITY UTILIZATION

Citrus Avenue @ San Bernardino Road

N-S St: Citrus Avenue
E-W St: San Bernardino Road
Project: Covina Townhomes (Site A) Project/1-15-4127-3
File: ICU8

Peak hr: AM
Annual Growth: 1.00%

Date: 04/23/2018
Date of Count: 2018
Projection Year: 2020

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2020 FUTURE PRE-PROJECT				2020 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	41	1600	0.026 *	2	43	1600	0.027 *	0	43	1600	0.027 *	0	42	1600	0.026 *	2	44	1600	0.027 *
Nb Thru	195	3200	0.066	8	203	3200	0.069	0	203	3200	0.069	25	224	3200	0.076	8	232	3200	0.079
Nb Right	17	0	-	0	17	0	-	0	17	0	-	2	19	0	-	0	19	0	-
Sb Left	63	1600	0.039	5	68	1600	0.043	0	68	1600	0.043	3	67	1600	0.042	5	72	1600	0.045
Sb Thru	300	1600	0.188 *	5	305	1600	0.191 *	0	305	1600	0.191 *	21	327	1600	0.204 *	5	332	1600	0.208 *
Sb Right	41	1600	0.026	44	85	1600	0.053	0	85	1600	0.053	3	45	1600	0.028	44	89	1600	0.056
Eb Left	41	1600	0.026 *	19	60	1600	0.038 *	0	60	1600	0.038 *	3	45	1600	0.028 *	19	64	1600	0.040 *
Eb Thru	241	1600	0.174	15	256	1600	0.188	0	256	1600	0.188	18	264	1600	0.190	15	279	1600	0.203
Eb Right	38	0	-	7	45	0	-	0	45	0	-	1	40	0	-	7	47	0	-
Wb Left	24	1600	0.015	0	24	1600	0.015	0	24	1600	0.015	2	26	1600	0.017	0	26	1600	0.017
Wb Thru	420	1600	0.274 *	3	423	1600	0.281 *	0	423	1600	0.281 *	8	436	1600	0.287 *	3	439	1600	0.293 *
Wb Right	19	0	-	7	26	0	-	0	26	0	-	3	22	0	-	7	29	0	-
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.563				0.586				0.586				0.595				0.618
LOS			A				A				A				A				B

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

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INTERSECTION CAPACITY UTILIZATION

Citrus Avenue @ San Bernardino Road

N-S St: Citrus Avenue
E-W St: San Bernardino Road
Project: Covina Townhomes (Site A) Project/1-15-4127-3
File: ICU8

Peak hr: PM
Annual Growth: 1.00%

Date: 04/23/2018
Date of Count: 2018
Projection Year: 2020

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2020 FUTURE PRE-PROJECT				2020 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	62	1600	0.039 *	9	71	1600	0.044 *	0	71	1600	0.044 *	0	63	1600	0.040 *	9	72	1600	0.045 *
Nb Thru	323	3200	0.111	11	334	3200	0.114	0	334	3200	0.114	24	353	3200	0.121	11	364	3200	0.125
Nb Right	31	0	-	0	31	0	-	0	31	0	-	3	35	0	-	0	35	0	-
Sb Left	80	1600	0.050	10	90	1600	0.056	0	90	1600	0.056	4	86	1600	0.054	10	96	1600	0.060
Sb Thru	309	1600	0.193 *	3	312	1600	0.195 *	0	312	1600	0.195 *	27	342	1600	0.214 *	3	345	1600	0.216 *
Sb Right	51	1600	0.032	68	119	1600	0.074	0	119	1600	0.074	4	56	1600	0.035	68	124	1600	0.078
Eb Left	91	1600	0.057	23	114	1600	0.071	0	114	1600	0.071	4	97	1600	0.061	23	120	1600	0.075
Eb Thru	574	1600	0.395 *	7	581	1600	0.401 *	0	581	1600	0.401 *	13	598	1600	0.412 *	7	605	1600	0.418 *
Eb Right	58	0	-	3	61	0	-	0	61	0	-	1	60	0	-	3	63	0	-
Wb Left	31	1600	0.019 *	0	31	1600	0.019 *	0	31	1600	0.019 *	3	35	1600	0.022 *	0	35	1600	0.022 *
Wb Thru	320	1600	0.222	14	334	1600	0.238	0	334	1600	0.238	22	348	1600	0.243	14	362	1600	0.258
Wb Right	35	0	-	11	46	0	-	0	46	0	-	4	40	0	-	11	51	0	-
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.696				0.710				0.710				0.737				0.750
LOS			B				C				C				C				C

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

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INTERSECTION CAPACITY UTILIZATION

Citrus Avenue @ College Street

N-S St: Citrus Avenue
E-W St: College Street
Project: Covina Townhomes (Site A) Project/1-15-4127-3
File: ICU9

Peak hr: AM
Annual Growth: 1.00%

Date: 04/23/2018
Date of Count: 2018
Projection Year: 2020

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2020 FUTURE PRE-PROJECT				2020 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	40	0	0.025 *	0	40	0	0.025 *	0	40	0	0.025 *	0	41	0	0.026 *	0	41	0	0.026 *
Nb Thru	272	1600	0.201	9	281	1600	0.207	0	281	1600	0.207	22	299	1600	0.219	9	308	1600	0.225
Nb Right	10	0	-	0	10	0	-	0	10	0	-	0	10	0	-	0	10	0	-
Sb Left	7	0	0.004	0	7	0	0.004	0	7	0	0.004	0	7	0	0.004	0	7	0	0.004
Sb Thru	310	1600	0.215 *	12	322	1600	0.223 *	0	322	1600	0.223 *	27	343	1600	0.236 *	12	355	1600	0.244 *
Sb Right	27	0	-	0	27	0	-	0	27	0	-	0	28	0	-	0	28	0	-
Eb Left	9	0	0.006 *	0	9	0	0.006 *	0	9	0	0.006 *	0	9	0	0.006 *	0	9	0	0.006 *
Eb Thru	19	1600	0.039	0	19	1600	0.039	0	19	1600	0.039	0	19	1600	0.040	0	19	1600	0.040
Eb Right	34	0	-	0	34	0	-	0	34	0	-	0	35	0	-	0	35	0	-
Wb Left	19	1600	0.012	0	19	1600	0.012	0	19	1600	0.012	0	19	1600	0.012	0	19	1600	0.012
Wb Thru	61	1600	0.048 *	0	61	1600	0.048 *	0	61	1600	0.048 *	0	62	1600	0.048 *	0	62	1600	0.048 *
Wb Right	15	0	-	0	15	0	-	0	15	0	-	0	15	0	-	0	15	0	-
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.343				0.351				0.351				0.366				0.373
LOS			A				A				A				A				A

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

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INTERSECTION CAPACITY UTILIZATION

Citrus Avenue @ College Street

N-S St: Citrus Avenue
E-W St: College Street
Project: Covina Townhomes (Site A) Project/1-15-4127-3
File: ICU9

Peak hr: PM
Annual Growth: 1.00%

Date: 04/23/2018
Date of Count: 2018
Projection Year: 2020

	2018 EXIST. TRAFFIC				2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2020 FUTURE PRE-PROJECT				2020 FUTURE WITH PROJECT			
	1	2	V/C		Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio		Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	24	0	0.015		0	24	0	0.015	0	24	0	0.015	0	24	0	0.015	0	24	0	0.015
Nb Thru	352	1600	0.259	*	19	371	1600	0.271	* 0	371	1600	0.271	* 31	390	1600	0.283	* 19	409	1600	0.295 *
Nb Right	38	0	-		0	38	0	-	0	38	0	-	0	39	0	-	0	39	0	-
Sb Left	23	0	0.014	*	0	23	0	0.014	* 0	23	0	0.014	* 0	23	0	0.015	* 0	23	0	0.015 *
Sb Thru	342	1600	0.245		12	354	1600	0.253	0	354	1600	0.253	28	377	1600	0.267	12	389	1600	0.275
Sb Right	27	0	-		0	27	0	-	0	27	0	-	0	28	0	-	0	28	0	-
Eb Left	31	0	0.019		0	31	0	0.019	0	31	0	0.019	0	32	0	0.020	0	32	0	0.020
Eb Thru	123	1600	0.143	*	0	123	1600	0.143	* 0	123	1600	0.143	* 0	125	1600	0.145	* 0	125	1600	0.145 *
Eb Right	74	0	-		0	74	0	-	0	74	0	-	0	75	0	-	0	75	0	-
Wb Left	49	1600	0.031	*	0	49	1600	0.031	* 0	49	1600	0.031	* 0	50	1600	0.031	* 0	50	1600	0.031 *
Wb Thru	54	1600	0.063		0	54	1600	0.063	0	54	1600	0.063	0	55	1600	0.064	0	55	1600	0.064
Wb Right	46	0	-		0	46	0	-	0	46	0	-	0	47	0	-	0	47	0	-
Yellow Allowance:			0.050	*				0.050	*			0.050	*			0.050	*			0.050 *
ICU			0.496					0.508				0.508				0.525				0.536
LOS			A					A				A				A				A

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

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INTERSECTION CAPACITY UTILIZATION

Citrus Avenue @ Badillo Street

N-S St: Citrus Avenue
E-W St: Badillo Street
Project: Covina Townhomes (Site A) Project/1-15-4127-3
File: ICU10

Peak hr: AM
Annual Growth: 1.00%

Date: 04/23/2018
Date of Count: 2018
Projection Year: 2020

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2020 FUTURE PRE-PROJECT				2020 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	122	1600	0.076 *	0	122	1600	0.076 *	0	122	1600	0.076 *	6	130	1600	0.081 *	0	130	1600	0.081 *
Nb Thru	251	1600	0.157	5	256	1600	0.160	0	256	1600	0.160	21	277	1600	0.173	5	282	1600	0.176
Nb Right	96	1600	0.060	0	96	1600	0.060	0	96	1600	0.060	6	104	1600	0.065	0	104	1600	0.065
Sb Left	11	0	0.007	4	15	0	0.009	0	15	0	0.009	2	13	0	0.008	4	17	0	0.011
Sb Thru	341	1600	0.239 *	7	348	1600	0.246 *	0	348	1600	0.246 *	24	372	1600	0.261 *	7	379	1600	0.268 *
Sb Right	30	0	-	1	31	0	-	0	31	0	-	1	32	0	-	1	33	0	-
Eb Left	21	1600	0.013 *	2	23	1600	0.014 *	0	23	1600	0.014 *	0	21	1600	0.013 *	2	23	1600	0.014 *
Eb Thru	510	1600	0.319	0	510	1600	0.319	0	510	1600	0.319	12	532	1600	0.333	0	532	1600	0.333
Eb Right	79	1600	0.049	3	82	1600	0.051	0	82	1600	0.051	6	87	1600	0.054	3	90	1600	0.056
Wb Left	84	1600	0.053	0	84	1600	0.053	0	84	1600	0.053	6	92	1600	0.057	0	92	1600	0.058
Wb Thru	788	1600	0.493 *	0	788	1600	0.493 *	0	788	1600	0.493 *	6	810	1600	0.506 *	0	810	1600	0.506 *
Wb Right	41	1600	0.026	2	43	1600	0.027	0	43	1600	0.027	1	43	1600	0.027	2	45	1600	0.028
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.871				0.879				0.879				0.911				0.919
LOS			D				D				D				E				E

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

LINSCOTT, LAW & GREENSPAN, ENGINEERS
600 S. Lake Avenue, Suite 500, Pasadena CA 91106
(626) 796.2322 Fax (626) 792-0941

INTERSECTION CAPACITY UTILIZATION

Citrus Avenue @ Badillo Street

N-S St: Citrus Avenue
E-W St: Badillo Street
Project: Covina Townhomes (Site A) Project/1-15-4127-3
File: ICU10

Peak hr: PM
Annual Growth: 1.00%

Date: 04/23/2018
Date of Count: 2018
Projection Year: 2020

	2018 EXIST. TRAFFIC				2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2020 FUTURE PRE-PROJECT				2020 FUTURE WITH PROJECT			
	1	2	V/C		Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio		Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	134	1600	0.084	*	0	134	1600	0.084 *	0	134	1600	0.084 *	4	141	1600	0.088 *	0	141	1600	0.088 *
Nb Thru	357	1600	0.223		12	369	1600	0.231	0	369	1600	0.231	27	391	1600	0.244	12	403	1600	0.252
Nb Right	154	1600	0.096		0	154	1600	0.096	0	154	1600	0.096	4	161	1600	0.101	0	161	1600	0.101
Sb Left	27	0	0.017		4	31	0	0.019	0	31	0	0.019	2	30	0	0.018	4	34	0	0.021
Sb Thru	378	1600	0.287	*	7	385	1600	0.295 *	0	385	1600	0.295 *	25	411	1600	0.310 *	7	418	1600	0.318 *
Sb Right	54	0	-		2	56	0	-	0	56	0	-	1	56	0	-	2	58	0	-
Eb Left	58	1600	0.036		3	61	1600	0.038	0	61	1600	0.038	2	61	1600	0.038	3	64	1600	0.040
Eb Thru	700	1600	0.438	*	0	700	1600	0.438 *	0	700	1600	0.438 *	9	723	1600	0.452 *	0	723	1600	0.452 *
Eb Right	96	1600	0.060		1	97	1600	0.061	0	97	1600	0.061	5	103	1600	0.064	1	104	1600	0.065
Wb Left	81	1600	0.051	*	0	81	1600	0.051 *	0	81	1600	0.051 *	5	88	1600	0.055 *	0	88	1600	0.055 *
Wb Thru	511	1600	0.319		0	511	1600	0.319	0	511	1600	0.319	14	535	1600	0.335	0	535	1600	0.335
Wb Right	71	1600	0.044		5	76	1600	0.048	0	76	1600	0.048	2	74	1600	0.047	5	79	1600	0.050
Yellow Allowance:			0.050	*				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.910					0.918				0.918				0.955				0.963
LOS			E					E				E				E				E

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

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INTERSECTION CAPACITY UTILIZATION

Barranca Avenue @ San Bernardino Road

N-S St: Barranca Avenue
E-W St: San Bernardino Road
Project: Covina Townhomes (Site A) Project/1-15-4127-3
File: ICU11

Peak hr: AM
Annual Growth: 1.00%

Date: 04/23/2018
Date of Count: 2018
Projection Year: 2020

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2020 FUTURE PRE-PROJECT				2020 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	62	1600	0.039 *	3	65	1600	0.041 *	0	65	1600	0.041 *	2	65	1600	0.041 *	3	68	1600	0.043 *
Nb Thru	600	3200	0.208	0	600	3200	0.208	0	600	3200	0.208	21	633	3200	0.219	0	633	3200	0.219
Nb Right	65	0	-	0	65	0	-	0	65	0	-	0	66	0	-	0	66	0	-
Sb Left	87	1600	0.054	0	87	1600	0.054	0	87	1600	0.054	1	90	1600	0.056	0	90	1600	0.056
Sb Thru	582	3200	0.234 *	0	582	3200	0.235 *	0	582	3200	0.235 *	11	605	3200	0.243 *	0	605	3200	0.244 *
Sb Right	168	0	-	3	171	0	-	0	171	0	-	3	174	0	-	3	177	0	-
Eb Left	115	1600	0.072 *	5	120	1600	0.075 *	0	120	1600	0.075 *	10	127	1600	0.080 *	5	132	1600	0.083 *
Eb Thru	178	3200	0.063	7	185	3200	0.068	0	185	3200	0.068	10	192	3200	0.068	7	199	3200	0.073
Eb Right	25	0	-	6	31	0	-	0	31	0	-	2	28	0	-	6	34	0	-
Wb Left	51	1600	0.032	0	51	1600	0.032	0	51	1600	0.032	0	52	1600	0.033	0	52	1600	0.033
Wb Thru	285	3200	0.119 *	3	288	3200	0.120 *	0	288	3200	0.120 *	10	301	3200	0.127 *	3	304	3200	0.128 *
Wb Right	95	0	-	0	95	0	-	0	95	0	-	8	105	0	-	0	105	0	-
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.514				0.521				0.521				0.541				0.547
LOS			A				A				A				A				A

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

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INTERSECTION CAPACITY UTILIZATION

Barranca Avenue @ San Bernardino Road

N-S St: Barranca Avenue
E-W St: San Bernardino Road
Project: Covina Townhomes (Site A) Project/1-15-4127-3
File: ICU11

Peak hr: PM
Annual Growth: 1.00%

Date: 04/23/2018
Date of Count: 2018
Projection Year: 2020

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2020 FUTURE PRE-PROJECT				2020 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	45	1600	0.028	7	52	1600	0.033	0	52	1600	0.033	3	49	1600	0.031	7	56	1600	0.035
Nb Thru	702	3200	0.237 *	0	702	3200	0.237 *	0	702	3200	0.237 *	10	726	3200	0.245 *	0	726	3200	0.245 *
Nb Right	57	0	-	0	57	0	-	0	57	0	-	0	58	0	-	0	58	0	-
Sb Left	69	1600	0.043 *	0	69	1600	0.043 *	0	69	1600	0.043 *	8	78	1600	0.049 *	0	78	1600	0.049 *
Sb Thru	609	3200	0.228	0	609	3200	0.230	0	609	3200	0.230	22	643	3200	0.243	0	643	3200	0.245
Sb Right	121	0	-	6	127	0	-	0	127	0	-	10	133	0	-	6	139	0	-
Eb Left	174	1600	0.109 *	5	179	1600	0.112 *	0	179	1600	0.112 *	4	181	1600	0.113 *	5	186	1600	0.117 *
Eb Thru	429	3200	0.154	6	435	3200	0.158	0	435	3200	0.158	14	452	3200	0.163	6	458	3200	0.166
Eb Right	65	0	-	5	70	0	-	0	70	0	-	3	69	0	-	5	74	0	-
Wb Left	62	1600	0.039	0	62	1600	0.039	0	62	1600	0.039	0	63	1600	0.040	0	63	1600	0.040
Wb Thru	209	3200	0.093 *	8	217	3200	0.095 *	0	217	3200	0.095 *	14	227	3200	0.099 *	8	235	3200	0.102 *
Wb Right	87	0	-	0	87	0	-	0	87	0	-	1	90	0	-	0	90	0	-
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.532				0.537				0.537				0.557				0.562
LOS			A				A				A				A				A

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

MEMORANDUM

To:	Ms. Nancy Fong City of Covina - Community Development Department	Date:	June 25, 2019
From:	Clare M. Look-Jaeger, P.E. CL-Jaeger Chin S. Taing, PTP CST Linscott, Law & Greenspan, Engineers	LLG Ref:	1-15-4127-4
Subject:	Covina Townhomes Mixed-Use (Site A) Project – Addendum		

LINSCOTT LAW & GREENSPAN engineers

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Woodland Hills

Linscott, Law & Greenspan, Engineers (LLG) has prepared this memorandum as an addendum to the transportation impact study dated May 9, 2018[1], which was previously reviewed and approved by the City Engineer with the City of Covina. Based on our recent coordination, we understand that this addendum is needed since the project buildout and occupancy year has been revised since the preparation and review of the transportation impact study as discussed further below.

Prior Project Buildout/Occupancy Year

The prior transportation impact study prepared for the proposed Covina Townhomes Mixed-Use project ("proposed project") for Site A is generally bounded by the existing Covina Metrolink Station parking structure and Geneva Place to the north, San Bernardino Road to the south, Citrus Avenue to the east, and Third Avenue to the west. Site A also encompasses a portion of Geneva Place which the project proposes to vacate.

Site A included the development of 161 townhome units, 13,500 square feet of retail space and 3,800 square feet of restaurant space. As noted in the transportation impact study, the project buildout and occupancy was previously anticipated by the year 2020. It was also noted that since the project buildout was anticipated by the year 2020, an annual growth factor had been applied to the existing baseline traffic counts to forecast future (year 2020) pre-project conditions. The forecast of future pre-project traffic conditions also included the potential trips associated with other known development projects/related projects in the area which was provided based on coordination with the City of Covina Community Development Department and the City of West Covina Planning Department.

Current Project Buildout/Occupancy Year

Since the City's review and approval of the transportation study, it is our understanding that the project buildout and occupancy year would likely be extended by one year to year 2021. No other changes to the project development are

[1] *Traffic Impact Study for Covina Townhomes (Site A) Project*, prepared by Linscott, Law & Greenspan, Engineers, dated May 9, 2018.

contemplated for Site A. Since the project buildout and occupancy is now contemplated to occur in the year 2021, an annual growth factor of one percent (1.0%) per year has been applied in order to forecast future (year 2021) conditions. The forecast of future pre-project traffic conditions also includes the potential trips associated with all of the related projects (i.e., 22 other known development projects) in the area which was previously included in the transportation impact study.

Summary

The prior transportation impact study concluded that the Covina Townhomes Mixed-Use (Site A) project was not expected to create a significant impact at any of 11 study intersections. Since the project buildout and occupancy year would likely extend beyond what was originally contemplated in the transportation study (i.e., year 2020), an additional year of ambient growth has been applied to the analysis of the future pre-project and with project conditions. Furthermore, the analysis is conservative as it assumes inclusion of both a forecast of traffic generated by all of the related projects previously included in the transportation impact study plus the use of an annual traffic growth factor. ***Table A*** provides a summary of the updated Levels of Service at the study intersections for the future conditions based on the application of the City of Covina's impact threshold criteria. The corresponding updated Intersection Capacity Utilization/Highway Capacity Manual data worksheets for the analyzed intersections are included in ***Attachment A***. As shown in *Table A*, the proposed project is not anticipated to result in a significant traffic impact at any of the study intersections. Similar to the transportation study, incremental but not significant impacts are noted at the study intersections evaluated in this updated analysis. Thus, the prior conclusions/findings in the transportation impact study remain valid.

Please feel free to call us at 626-796-2322 with any questions or comments regarding this addendum prepared for the proposed Covina Townhomes Mixed-Use (Site A) project.

c: Jeff Tuck, Hassen Development Corporation
File

Table A
SUMMARY OF VOLUME TO CAPACITY RATIOS
AND LEVELS OF SERVICE
WEEKDAY AM AND PM PEAK HOURS

NO.	INTERSECTION	PEAK HOUR	[1] YEAR 2018 EXISTING V/C OR DELAY	[1] LOS	[2] YEAR 2018 EXISTING WITH PROJECT V/C OR DELAY	[2] LOS	[2] CHANGE V/C OR DELAY [(2)-(1)]	[2] SIGNIF. IMPACT [a]	[3] YEAR 2021 FUTURE PRE-PROJECT V/C OR DELAY	[3] LOS	[4] YEAR 2021 FUTURE W/ PROPOSED PROJECT V/C OR DELAY	[4] LOS	[4] CHANGE V/C OR DELAY [(4)-(3)]	[4] SIGNIF. IMPACT [a]
1	Hollenbeck Avenue/	AM	0.809	D	0.814	D	0.005	No	0.846	D	0.852	D	0.006	No
	San Bernardino Road	PM	0.918	E	0.927	E	0.009	No	0.964	E	0.973	E	0.009	No
2	Third Avenue/	AM	9.1	A	9.0	A	-0.1	No	9.1	A	9.0	A	-0.1	No
	Vintage Walk - Geneva Place [b]	PM	9.1	A	8.9	A	-0.2	No	9.1	A	8.8	A	-0.3	No
3	Third Avenue/	AM	0.479	A	0.503	A	0.024	No	0.502	A	0.525	A	0.023	No
	San Bernardino Road	PM	0.558	A	0.546	A	-0.012	No	0.586	A	0.574	A	-0.012	No
4	Citrus Avenue/	AM	0.474	A	0.476	A	0.002	No	0.507	A	0.509	A	0.002	No
	Covina Boulevard	PM	0.515	A	0.519	A	0.004	No	0.556	A	0.559	A	0.003	No
5	Citrus Avenue/	AM	0.476	A	0.481	A	0.005	No	0.503	A	0.508	A	0.005	No
	Cypress Street	PM	0.477	A	0.491	A	0.014	No	0.505	A	0.519	A	0.014	No
6	Citrus Avenue/	AM	0.232	A	0.238	A	0.006	No	0.247	A	0.253	A	0.006	No
	Front Street	PM	0.330	A	0.333	A	0.003	No	0.351	A	0.353	A	0.002	No
7	Citrus Avenue/	AM	12.0	B	12.0	B	0.0	No	12.6	B	12.5	B	-0.1	No
	Geneva Place [b]	PM	12.8	B	13.4	B	0.6	No	13.6	B	14.2	B	0.6	No
8	Citrus Avenue/	AM	0.563	A	0.586	A	0.023	No	0.600	A	0.623	B	0.023	No
	San Bernardino Road	PM	0.696	B	0.710	C	0.014	No	0.743	C	0.757	C	0.014	No
9	Citrus Avenue/	AM	0.343	A	0.351	A	0.008	No	0.369	A	0.376	A	0.007	No
	College Street	PM	0.496	A	0.508	A	0.012	No	0.529	A	0.541	A	0.012	No
10	Citrus Avenue/	AM	0.871	D	0.879	D	0.008	No	0.921	E	0.929	E	0.008	No
	Badillo Street	PM	0.910	E	0.918	E	0.008	No	0.963	E	0.971	E	0.008	No
11	Barranca Avenue/	AM	0.514	A	0.521	A	0.007	No	0.545	A	0.552	A	0.007	No
	San Bernardino Road	PM	0.532	A	0.537	A	0.005	No	0.561	A	0.567	A	0.006	No

[a] City of Covina intersection impact threshold criteria is as follows:

Signalized intersections:

Level of Service	Pre-Project V/C	Project-Related Increase in V/C
C	> 0.700 - 0.800	equal to or greater than 0.040
D	> 0.800 - 0.900	equal to or greater than 0.020
E/F	> 0.900	equal to or greater than 0.010

Unsignalized intersections:

Level of Service	Pre-Project Delay	Project-Related Increase in Delay
A/B/C	≤ 25.0 sec.	LOS D or worse
D/E/F	> 25.0 sec.	equal to or greater than 5.0 seconds

[b] Unsignalized intersection. Two-way stop controlled.

ATTACHMENT A

ICU AND HCM DATA WORKSHEETS - WEEKDAY AM AND PM PEAK HOURS

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INTERSECTION CAPACITY UTILIZATION

Hollenbeck Avenue @ San Bernardino Road

N-S St: Hollenbeck Avenue
E-W St: San Bernardino Road
Project: Covina Townhomes (Site A) Project/1-15-4127-4
File: ICU1

Peak hr: AM
Annual Growth: 1.00%

Date: 06/24/2019
Date of Count: 2018
Projection Year: 2021

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2021 FUTURE PRE-PROJECT				2021 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	34	1600	0.021 *	0	34	1600	0.021 *	0	34	1600	0.021 *	0	35	1600	0.022 *	0	35	1600	0.022 *
Nb Thru	415	1600	0.269	0	415	1600	0.270	0	415	1600	0.270	9	436	1600	0.283	0	436	1600	0.284
Nb Right	15	0	-	2	17	0	-	0	17	0	-	1	16	0	-	2	18	0	-
Sb Left	86	1600	0.054	1	87	1600	0.054	0	87	1600	0.054	1	90	1600	0.056	1	91	1600	0.057
Sb Thru	545	1600	0.341 *	0	545	1600	0.341 *	0	545	1600	0.341 *	9	570	1600	0.356 *	0	570	1600	0.356 *
Sb Right	374	1600	0.234	0	374	1600	0.234	0	374	1600	0.234	0	385	1600	0.241	0	385	1600	0.241
Eb Left	103	1600	0.064 *	0	103	1600	0.064 *	0	103	1600	0.064 *	0	106	1600	0.066 *	0	106	1600	0.066 *
Eb Thru	241	1600	0.151	2	243	1600	0.152	0	243	1600	0.152	15	263	1600	0.165	2	265	1600	0.166
Eb Right	38	1600	0.024	0	38	1600	0.024	0	38	1600	0.024	0	39	1600	0.024	0	39	1600	0.024
Wb Left	38	1600	0.024	4	42	1600	0.026	0	42	1600	0.026	2	41	1600	0.026	4	45	1600	0.028
Wb Thru	467	1600	0.333 *	6	473	1600	0.338 *	0	473	1600	0.338 *	13	494	1600	0.352 *	6	500	1600	0.358 *
Wb Right	65	0	-	3	68	0	-	0	68	0	-	2	69	0	-	3	72	0	-
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.809				0.814				0.814				0.846				0.852
LOS			D				D				D				D				D

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

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INTERSECTION CAPACITY UTILIZATION

Hollenbeck Avenue @ San Bernardino Road

N-S St: Hollenbeck Avenue
E-W St: San Bernardino Road
Project: Covina Townhomes (Site A) Project/1-15-4127-4
File: ICU1

Peak hr: PM
Annual Growth: 1.00%

Date: 06/24/2019
Date of Count: 2018
Projection Year: 2021

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2021 FUTURE PRE-PROJECT				2021 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	49	1600	0.031	0	49	1600	0.031	0	49	1600	0.031	0	50	1600	0.032	0	50	1600	0.032
Nb Thru	601	1600	0.386 *	0	601	1600	0.389 *	0	601	1600	0.389 *	8	627	1600	0.404 *	0	627	1600	0.407 *
Nb Right	17	0	-	5	22	0	-	0	22	0	-	2	20	0	-	5	25	0	-
Sb Left	80	1600	0.050 *	2	82	1600	0.051 *	0	82	1600	0.051 *	2	84	1600	0.053 *	2	86	1600	0.054 *
Sb Thru	463	1600	0.289	0	463	1600	0.289	0	463	1600	0.289	9	486	1600	0.304	0	486	1600	0.304
Sb Right	172	1600	0.108	0	172	1600	0.108	0	172	1600	0.108	0	177	1600	0.111	0	177	1600	0.111
Eb Left	197	1600	0.123 *	0	197	1600	0.123 *	0	197	1600	0.123 *	0	203	1600	0.127 *	0	203	1600	0.127 *
Eb Thru	520	1600	0.325	7	527	1600	0.329	0	527	1600	0.329	15	551	1600	0.344	7	558	1600	0.349
Eb Right	79	1600	0.049	0	79	1600	0.049	0	79	1600	0.049	0	81	1600	0.051	0	81	1600	0.051
Wb Left	41	1600	0.026	4	45	1600	0.028	0	45	1600	0.028	2	44	1600	0.028	4	48	1600	0.030
Wb Thru	347	1600	0.309 *	5	352	1600	0.314 *	0	352	1600	0.314 *	19	376	1600	0.330 *	5	381	1600	0.335 *
Wb Right	147	0	-	3	150	0	-	0	150	0	-	1	152	0	-	3	155	0	-
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.918				0.927				0.927				0.964				0.973
LOS			E				E				E				E				E

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

HCS7 Two-Way Stop-Control Report

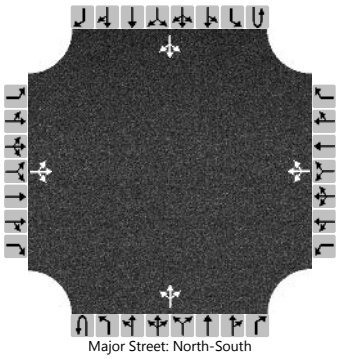
General Information

Analyst	DR
Agency/Co.	LLG Engineers
Date Performed	6/24/19
Analysis Year	2021
Time Analyzed	AM Pk Hr - Future Pre-Prj
Intersection Orientation	North-South
Project Description	Covina Townhomes Project/1-15-4127-4

Site Information

Intersection	Int. 2
Jurisdiction	City of Covina
East/West Street	Vintage Walk - Geneva Place
North/South Street	Third Avenue
Peak Hour Factor	1.00
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	2	19		19	4	3		4	33	2		3	25	1
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		6.40	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			21				26			4				3		
Capacity, c (veh/h)			1027				901			1601				1589		
v/c Ratio			0.02				0.03			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.1				0.1			0.0				0.0		
Control Delay (s/veh)			8.6				9.1			7.3				7.3		
Level of Service (LOS)			A				A			A				A		
Approach Delay (s/veh)	8.6				9.1				0.8				0.8			
Approach LOS	A				A											

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HCS7 Two-Way Stop-Control Report

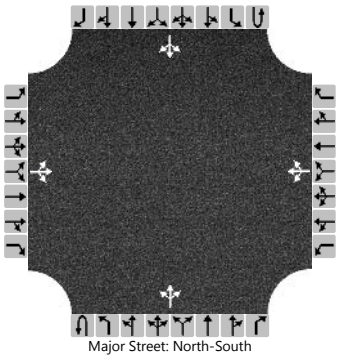
General Information

Analyst	DR
Agency/Co.	LLG Engineers
Date Performed	6/24/19
Analysis Year	2021
Time Analyzed	PM Pk Hr - Future Pre-Prj
Intersection Orientation	North-South
Project Description	Covina Townhomes Project/1-15-4127-4

Site Information

Intersection	Int. 2
Jurisdiction	City of Covina
East/West Street	Vintage Walk - Geneva Place
North/South Street	Third Avenue
Peak Hour Factor	1.00
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	2	6		42	3	3		3	13	10		4	30	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		6.40	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8				48			3				4		
Capacity, c (veh/h)			983				934			1596				1605		
v/c Ratio			0.01				0.05			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.0				0.2			0.0				0.0		
Control Delay (s/veh)			8.7				9.1			7.3				7.2		
Level of Service (LOS)			A				A			A				A		
Approach Delay (s/veh)	8.7				9.1				0.8				0.9			
Approach LOS	A				A											

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HCS7 Two-Way Stop-Control Report

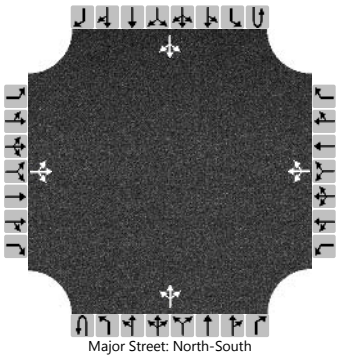
General Information

Analyst	DR
Agency/Co.	LLG Engineers
Date Performed	6/24/19
Analysis Year	2021
Time Analyzed	AM Pk Hr - Future w/ Prj.
Intersection Orientation	North-South
Project Description	Covina Townhomes Project/1-15-4127-4

Site Information

Intersection	Int. 2
Jurisdiction	City of Covina
East/West Street	Vintage Walk - Geneva Place
North/South Street	Third Avenue
Peak Hour Factor	1.00
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	0	19		11	0	0		4	33	2		0	25	1
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		6.40	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			19				11			4				0		
Capacity, c (veh/h)			1056				912			1601				1589		
v/c Ratio			0.02				0.01			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.1				0.0			0.0				0.0		
Control Delay (s/veh)			8.5				9.0			7.3				7.3		
Level of Service (LOS)			A				A			A				A		
Approach Delay (s/veh)	8.5				9.0				0.8				0.0			
Approach LOS	A				A											

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HCS7 Two-Way Stop-Control Report

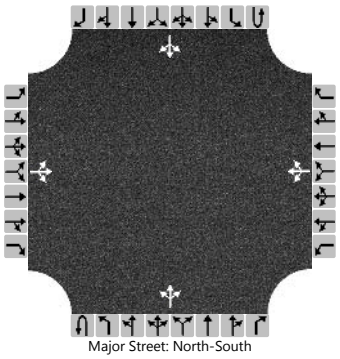
General Information

Analyst	DR
Agency/Co.	LLG Engineers
Date Performed	6/24/19
Analysis Year	2021
Time Analyzed	PM Pk Hr - Future w/ Prj.
Intersection Orientation	North-South
Project Description	Covina Townhomes Project/1-15-4127-4

Site Information

Intersection	Int. 2
Jurisdiction	City of Covina
East/West Street	Vintage Walk - Geneva Place
North/South Street	Third Avenue
Peak Hour Factor	1.00
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	0	6		5	0	0		3	13	10		0	30	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		6.40	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			6				5			3				0		
Capacity, c (veh/h)			1050				949			1596				1605		
v/c Ratio			0.01				0.01			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.0				0.0			0.0				0.0		
Control Delay (s/veh)			8.4				8.8			7.3				7.2		
Level of Service (LOS)			A				A			A				A		
Approach Delay (s/veh)	8.4				8.8				0.8				0.0			
Approach LOS	A				A											

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INTERSECTION CAPACITY UTILIZATION

Third Avenue @ San Bernardino Road

N-S St: Third Avenue
E-W St: San Bernardino Road
Project: Covina Townhomes (Site A) Project/1-15-4127-4
File: ICU3

Peak hr: AM
Annual Growth: 1.00%

Date: 06/24/2019
Date of Count: 2018
Projection Year: 2021

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2021 FUTURE PRE-PROJECT				2021 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	32	0	0.020 *	0	32	0	0.020 *	0	32	0	0.020 *	1	34	0	0.021 *	0	34	0	0.021 *
Nb Thru	12	1600	0.028	0	12	1600	0.028	0	12	1600	0.028	0	12	1600	0.029	0	12	1600	0.029
Nb Right	16	1600	0.010	1	17	1600	0.011	0	17	1600	0.011	0	16	1600	0.010	1	17	1600	0.011
Sb Left	5	0	0.003	0	5	0	0.003	0	5	0	0.003	0	5	0	0.003	0	5	0	0.003
Sb Thru	18	1600	0.039 *	-1	17	1600	0.034 *	0	17	1600	0.034 *	0	19	1600	0.041 *	-1	18	1600	0.035 *
Sb Right	40	0	-	-8	32	0	-	0	32	0	-	0	41	0	-	-8	33	0	-
Eb Left	18	1600	0.011 *	0	18	1600	0.011 *	0	18	1600	0.011 *	0	19	1600	0.012 *	0	19	1600	0.012 *
Eb Thru	258	1600	0.161	6	264	1600	0.165	0	264	1600	0.165	17	283	1600	0.177	6	289	1600	0.180
Eb Right	35	1600	0.022	0	35	1600	0.022	0	35	1600	0.022	0	36	1600	0.023	0	36	1600	0.023
Wb Left	38	1600	0.024	3	41	1600	0.026	0	41	1600	0.026	0	39	1600	0.024	3	42	1600	0.026
Wb Thru	569	1600	0.359 *	46	615	1600	0.388 *	0	615	1600	0.388 *	15	601	1600	0.379 *	46	647	1600	0.408 *
Wb Right	5	0	-	0	5	0	-	0	5	0	-	0	5	0	-	0	5	0	-
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.479				0.503				0.503				0.502				0.525
LOS			A				A				A				A				A

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

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INTERSECTION CAPACITY UTILIZATION

Third Avenue @ San Bernardino Road

N-S St: Third Avenue
E-W St: San Bernardino Road
Project: Covina Townhomes (Site A) Project/1-15-4127-4
File: ICU3

Peak hr: PM
Annual Growth: 1.00%

Date: 06/24/2019
Date of Count: 2018
Projection Year: 2021

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2021 FUTURE PRE-PROJECT				2021 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	65	0	0.041 *	0	65	0	0.041 *	0	65	0	0.041 *	1	68	0	0.042 *	0	68	0	0.042 *
Nb Thru	4	1600	0.043	2	6	1600	0.044	0	6	1600	0.044	0	4	1600	0.045	2	6	1600	0.046
Nb Right	73	1600	0.046	3	76	1600	0.048	0	76	1600	0.048	0	75	1600	0.047	3	78	1600	0.049
Sb Left	4	0	0.003	0	4	0	0.003	0	4	0	0.003	0	4	0	0.003	0	4	0	0.003
Sb Thru	14	1600	0.037 *	-7	7	1600	0.014 *	0	7	1600	0.014 *	0	14	1600	0.038 *	-7	7	1600	0.015 *
Sb Right	41	0	-	-29	12	0	-	0	12	0	-	0	42	0	-	-29	13	0	-
Eb Left	11	1600	0.007	-2	9	1600	0.006	0	9	1600	0.006	0	11	1600	0.007	-2	9	1600	0.006
Eb Thru	658	1600	0.411 *	16	674	1600	0.421 *	0	674	1600	0.421 *	20	698	1600	0.436 *	16	714	1600	0.446 *
Eb Right	47	1600	0.029	0	47	1600	0.029	0	47	1600	0.029	0	48	1600	0.030	0	48	1600	0.030
Wb Left	30	1600	0.019 *	1	31	1600	0.019 *	0	31	1600	0.019 *	0	31	1600	0.019 *	1	32	1600	0.020 *
Wb Thru	394	1600	0.249	54	448	1600	0.283	0	448	1600	0.283	22	428	1600	0.271	54	482	1600	0.304
Wb Right	5	0	-	0	5	0	-	0	5	0	-	0	5	0	-	0	5	0	-
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.558				0.546				0.546				0.586				0.574
LOS			A				A				A				A				A

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

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INTERSECTION CAPACITY UTILIZATION

Citrus Avenue @ Covina Boulevard

N-S St: Citrus Avenue
E-W St: Covina Boulevard
Project: Covina Townhomes (Site A) Project/1-15-4127-4
File: ICU4

Peak hr: AM
Annual Growth: 1.00%

Date: 06/24/2019
Date of Count: 2018
Projection Year: 2021

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2021 FUTURE PRE-PROJECT				2021 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	24	1600	0.015 *	2	26	1600	0.016 *	0	26	1600	0.016 *	1	26	1600	0.016 *	2	28	1600	0.017 *
Nb Thru	329	3200	0.111	6	335	3200	0.114	0	335	3200	0.114	34	373	3200	0.126	6	379	3200	0.128
Nb Right	27	0	-	2	29	0	-	0	29	0	-	2	30	0	-	2	32	0	-
Sb Left	73	1600	0.046	0	73	1600	0.046	0	73	1600	0.046	6	81	1600	0.051	0	81	1600	0.051
Sb Thru	485	3200	0.163 *	3	488	3200	0.164 *	0	488	3200	0.164 *	33	533	3200	0.181 *	3	536	3200	0.181 *
Sb Right	38	0	-	0	38	0	-	0	38	0	-	6	45	0	-	0	45	0	-
Eb Left	96	1600	0.060 *	0	96	1600	0.060 *	0	96	1600	0.060 *	7	106	1600	0.066 *	0	106	1600	0.066 *
Eb Thru	294	3200	0.101	0	294	3200	0.101	0	294	3200	0.101	5	308	3200	0.106	0	308	3200	0.106
Eb Right	29	0	-	1	30	0	-	0	30	0	-	0	30	0	-	1	31	0	-
Wb Left	75	1600	0.047	1	76	1600	0.048	0	76	1600	0.048	1	78	1600	0.049	1	79	1600	0.050
Wb Thru	534	3200	0.185 *	0	534	3200	0.185 *	0	534	3200	0.185 *	3	553	3200	0.194 *	0	553	3200	0.194 *
Wb Right	59	0	-	0	59	0	-	0	59	0	-	7	68	0	-	0	68	0	-
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.474				0.476				0.476				0.507				0.509
LOS			A				A				A				A				A

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

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600 S. Lake Avenue, Suite 500, Pasadena CA 91106
(626) 796.2322 Fax (626) 792-0941

INTERSECTION CAPACITY UTILIZATION

Citrus Avenue @ Covina Boulevard

N-S St: Citrus Avenue
E-W St: Covina Boulevard
Project: Covina Townhomes (Site A) Project/1-15-4127-4
File: ICU4

Peak hr: PM
Annual Growth: 1.00%

Date: 06/24/2019
Date of Count: 2018
Projection Year: 2021

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2021 FUTURE PRE-PROJECT				2021 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	54	1600	0.034	2	56	1600	0.035	0	56	1600	0.035	0	56	1600	0.035	2	58	1600	0.036
Nb Thru	530	3200	0.193 *	5	535	3200	0.196 *	0	535	3200	0.196 *	38	584	3200	0.211 *	5	589	3200	0.214 *
Nb Right	89	0	-	2	91	0	-	0	91	0	-	1	93	0	-	2	95	0	-
Sb Left	133	1600	0.083 *	0	133	1600	0.083 *	0	133	1600	0.083 *	8	145	1600	0.091 *	0	145	1600	0.091 *
Sb Thru	458	3200	0.166	7	465	3200	0.168	0	465	3200	0.168	40	512	3200	0.186	7	519	3200	0.188
Sb Right	72	0	-	0	72	0	-	0	72	0	-	8	82	0	-	0	82	0	-
Eb Left	75	1600	0.047 *	0	75	1600	0.047	0	75	1600	0.047	9	86	1600	0.054 *	0	86	1600	0.054 *
Eb Thru	434	3200	0.147	0	434	3200	0.148 *	0	434	3200	0.148 *	4	451	3200	0.153	0	451	3200	0.154
Eb Right	36	0	-	3	39	0	-	0	39	0	-	1	38	0	-	3	41	0	-
Wb Left	65	1600	0.041	3	68	1600	0.043 *	0	68	1600	0.043 *	2	69	1600	0.043	3	72	1600	0.045
Wb Thru	376	3200	0.142 *	0	376	3200	0.142	0	376	3200	0.142	6	393	3200	0.150 *	0	393	3200	0.150 *
Wb Right	77	0	-	0	77	0	-	0	77	0	-	9	88	0	-	0	88	0	-
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.515				0.519				0.519				0.556				0.559
LOS			A				A				A				A				A

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

LINSCOTT, LAW & GREENSPAN, ENGINEERS
600 S. Lake Avenue, Suite 500, Pasadena CA 91106
(626) 796.2322 Fax (626) 792-0941

INTERSECTION CAPACITY UTILIZATION

Citrus Avenue @ Cypress Street

N-S St: Citrus Avenue
E-W St: Cypress Street
Project: Covina Townhomes (Site A) Project/1-15-4127-4
File: ICU5

Peak hr: AM
Annual Growth: 1.00%

Date: 06/24/2019
Date of Count: 2018
Projection Year: 2021

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2021 FUTURE PRE-PROJECT				2021 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	45	1600	0.028 *	5	50	1600	0.031 *	0	50	1600	0.031 *	1	47	1600	0.030 *	5	52	1600	0.033 *
Nb Thru	220	3200	0.071	10	230	3200	0.076	0	230	3200	0.076	29	256	3200	0.083	10	266	3200	0.088
Nb Right	8	0	-	6	14	0	-	0	14	0	-	2	10	0	-	6	16	0	-
Sb Left	54	1600	0.034	0	54	1600	0.034	0	54	1600	0.034	3	59	1600	0.037	0	59	1600	0.037
Sb Thru	346	3200	0.166 *	6	352	3200	0.168 *	0	352	3200	0.168 *	28	384	3200	0.181 *	6	390	3200	0.183 *
Sb Right	186	0	-	0	186	0	-	0	186	0	-	3	195	0	-	0	195	0	-
Eb Left	56	1600	0.035 *	0	56	1600	0.035 *	0	56	1600	0.035 *	3	61	1600	0.038 *	0	61	1600	0.038 *
Eb Thru	222	3200	0.078	0	222	3200	0.079	0	222	3200	0.079	9	238	3200	0.084	0	238	3200	0.085
Eb Right	29	0	-	3	32	0	-	0	32	0	-	0	30	0	-	3	33	0	-
Wb Left	45	1600	0.028	3	48	1600	0.030	0	48	1600	0.030	1	47	1600	0.030	3	50	1600	0.031
Wb Thru	581	3200	0.197 *	0	581	3200	0.197 *	0	581	3200	0.197 *	3	601	3200	0.205 *	0	601	3200	0.205 *
Wb Right	49	0	-	0	49	0	-	0	49	0	-	3	53	0	-	0	53	0	-
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.476				0.481				0.481				0.503				0.508
LOS			A				A				A				A				A

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

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INTERSECTION CAPACITY UTILIZATION

Citrus Avenue @ Cypress Street

N-S St: Citrus Avenue
E-W St: Cypress Street
Project: Covina Townhomes (Site A) Project/1-15-4127-4
File: ICU5

Peak hr: PM
Annual Growth: 1.00%

Date: 06/24/2019
Date of Count: 2018
Projection Year: 2021

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2021 FUTURE PRE-PROJECT				2021 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	73	1600	0.046 *	4	77	1600	0.048 *	0	77	1600	0.048 *	1	76	1600	0.048 *	4	80	1600	0.050 *
Nb Thru	478	3200	0.161	8	486	3200	0.165	0	486	3200	0.165	32	524	3200	0.176	8	532	3200	0.180
Nb Right	37	0	-	5	42	0	-	0	42	0	-	1	39	0	-	5	44	0	-
Sb Left	64	1600	0.040	0	64	1600	0.040	0	64	1600	0.040	4	70	1600	0.044	0	70	1600	0.044
Sb Thru	396	3200	0.156 *	14	410	3200	0.161 *	0	410	3200	0.161 *	33	441	3200	0.173 *	14	455	3200	0.177 *
Sb Right	104	0	-	0	104	0	-	0	104	0	-	4	111	0	-	0	111	0	-
Eb Left	140	1600	0.088	0	140	1600	0.088	0	140	1600	0.088	4	148	1600	0.093	0	148	1600	0.093
Eb Thru	596	3200	0.205 *	0	596	3200	0.207 *	0	596	3200	0.207 *	4	618	3200	0.213 *	0	618	3200	0.215 *
Eb Right	59	0	-	7	66	0	-	0	66	0	-	2	63	0	-	7	70	0	-
Wb Left	33	1600	0.021 *	7	40	1600	0.025 *	0	40	1600	0.025 *	2	36	1600	0.022 *	7	43	1600	0.027 *
Wb Thru	333	3200	0.121	0	333	3200	0.121	0	333	3200	0.121	10	353	3200	0.129	0	353	3200	0.129
Wb Right	53	0	-	0	53	0	-	0	53	0	-	4	59	0	-	0	59	0	-
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.477				0.491				0.491				0.505				0.519
LOS			A				A				A				A				A

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

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INTERSECTION CAPACITY UTILIZATION

Citrus Avenue @ Front Street

N-S St: Citrus Avenue
E-W St: Front Street
Project: Covina Townhomes (Site A) Project/1-15-4127-4
File: ICU6

Peak hr: AM
Annual Growth: 1.00%

Date: 06/24/2019
Date of Count: 2018
Projection Year: 2021

	2018 EXIST. TRAFFIC				2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2021 FUTURE PRE-PROJECT				2021 FUTURE WITH PROJECT			
	1	2	V/C		Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio		Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	8	1600	0.005	*	5	13	1600	0.008	* 0	13	1600	0.008	* 0	8	1600	0.005	* 5	13	1600	0.008 *
Nb Thru	247	3200	0.078		14	261	3200	0.083	0	261	3200	0.083	31	285	3200	0.090	14	299	3200	0.095
Nb Right	3	0	-		0	3	0	-	0	3	0	-	0	3	0	-	0	3	0	-
Sb Left	40	1600	0.025		0	40	1600	0.025	0	40	1600	0.025	1	42	1600	0.026	0	42	1600	0.026
Sb Thru	430	3200	0.136	*	11	441	3200	0.139	* 0	441	3200	0.139	* 28	471	3200	0.148	* 11	482	3200	0.152 *
Sb Right	4	0	-		0	4	0	-	0	4	0	-	0	4	0	-	0	4	0	-
Eb Left	2	1600	0.001	*	0	2	1600	0.001	* 0	2	1600	0.001	* 0	2	1600	0.001	* 0	2	1600	0.001 *
Eb Thru	2	1600	0.003		0	2	1600	0.003	0	2	1600	0.003	0	2	1600	0.003	0	2	1600	0.003
Eb Right	2	0	-		0	2	0	-	0	2	0	-	0	2	0	-	0	2	0	-
Wb Left	3	1600	0.002		0	3	1600	0.002	0	3	1600	0.002	0	3	1600	0.002	0	3	1600	0.002
Wb Thru	10	1600	0.006		0	10	1600	0.006	0	10	1600	0.006	0	10	1600	0.006	0	10	1600	0.006
Wb Right	64	1600	0.040	*	0	64	1600	0.040	* 0	64	1600	0.040	* 1	67	1600	0.042	* 0	67	1600	0.042 *
Yellow Allowance:			0.050	*				0.050	*			0.050	*			0.050	*			0.050 *
ICU			0.232					0.238				0.238				0.247				0.253
LOS			A					A				A				A				A

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

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INTERSECTION CAPACITY UTILIZATION

Citrus Avenue @ Front Street

N-S St: Citrus Avenue
E-W St: Front Street
Project: Covina Townhomes (Site A) Project/1-15-4127-4
File: ICU6

Peak hr: PM
Annual Growth: 1.00%

Date: 06/24/2019
Date of Count: 2018
Projection Year: 2021

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2021 FUTURE PRE-PROJECT				2021 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	5	1600	0.003	13	18	1600	0.011	0	18	1600	0.011	0	5	1600	0.003	13	18	1600	0.011
Nb Thru	471	3200	0.150 *	8	479	3200	0.153 *	0	479	3200	0.153 *	33	518	3200	0.165 *	8	526	3200	0.167 *
Nb Right	9	0	-	0	9	0	-	0	9	0	-	0	9	0	-	0	9	0	-
Sb Left	48	1600	0.030	0	48	1600	0.030	0	48	1600	0.030	2	51	1600	0.032	0	51	1600	0.032
Sb Thru	447	3200	0.141	26	473	3200	0.149	0	473	3200	0.149	35	495	3200	0.156	26	521	3200	0.165
Sb Right	5	0	-	0	5	0	-	0	5	0	-	0	5	0	-	0	5	0	-
Eb Left	34	1600	0.021 *	0	34	1600	0.021 *	0	34	1600	0.021 *	0	35	1600	0.022 *	0	35	1600	0.022 *
Eb Thru	12	1600	0.018	0	12	1600	0.018	0	12	1600	0.018	0	12	1600	0.019	0	12	1600	0.019
Eb Right	17	0	-	0	17	0	-	0	17	0	-	0	18	0	-	0	18	0	-
Wb Left	9	1600	0.006	0	9	1600	0.006	0	9	1600	0.006	0	9	1600	0.006	0	9	1600	0.006
Wb Thru	2	1600	0.001	0	2	1600	0.001	0	2	1600	0.001	0	2	1600	0.001	0	2	1600	0.001
Wb Right	126	1600	0.079 *	0	126	1600	0.079 *	0	126	1600	0.079 *	1	131	1600	0.082 *	0	131	1600	0.082 *
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.330				0.333				0.333				0.351				0.353
LOS			A				A				A				A				A

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

HCS7 Two-Way Stop-Control Report

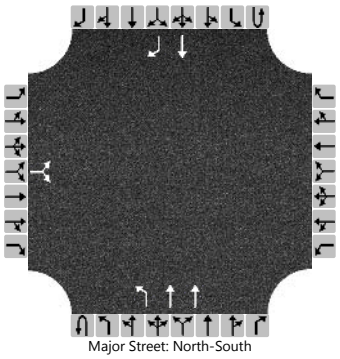
General Information

Analyst	DR
Agency/Co.	LLG Engineers
Date Performed	6/24/19
Analysis Year	2021
Time Analyzed	AM Pk Hr - Future Pre-Prj
Intersection Orientation	North-South
Project Description	Covina Townhomes Project/1-15-4127-4

Site Information

Intersection	Int. 7
Jurisdiction	City of Covina
East/West Street	Geneva Place
North/South Street	Citrus Avenue
Peak Hour Factor	1.00
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	2	0	0	0	1	1
Configuration			LR							L	T				T	R
Volume (veh/h)		6		2						3	303				429	38
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized														No		
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.2						4.1						
Critical Headway (sec)		6.80		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8							3						
Capacity, c (veh/h)			480							1105						
v/c Ratio			0.02							0.00						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
Control Delay (s/veh)			12.6							8.3						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		12.6								0.1						
Approach LOS		B														

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HCS7 Two-Way Stop-Control Report

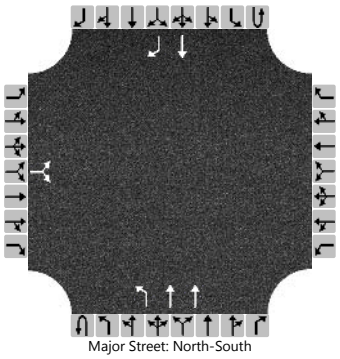
General Information

Analyst	DR
Agency/Co.	LLG Engineers
Date Performed	6/24/19
Analysis Year	2021
Time Analyzed	PM Pk Hr - Future Pre-Prj
Intersection Orientation	North-South
Project Description	Covina Townhomes Project/1-15-4127-4

Site Information

Intersection	Int. 7
Jurisdiction	City of Covina
East/West Street	Geneva Place
North/South Street	Citrus Avenue
Peak Hour Factor	1.00
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	2	0	0	0	1	1
Configuration			LR							L	T				T	R
Volume (veh/h)		9		8						3	521				478	47
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized														No		
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.2						4.1						
Critical Headway (sec)		6.80		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			17							3						
Capacity, c (veh/h)			436							1052						
v/c Ratio			0.04							0.00						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
Control Delay (s/veh)			13.6							8.4						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		13.6								0.0						
Approach LOS		B														

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HCS7 Two-Way Stop-Control Report

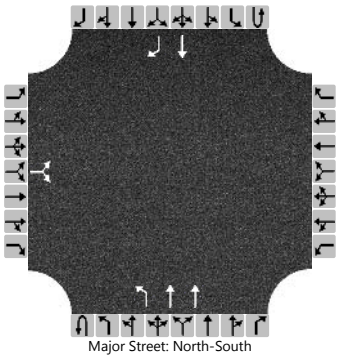
General Information

Analyst	DR
Agency/Co.	LLG Engineers
Date Performed	6/24/19
Analysis Year	2021
Time Analyzed	AM Pk Hr - Future w/ Prj.
Intersection Orientation	North-South
Project Description	Covina Townhomes Project/1-15-4127-4

Site Information

Intersection	Int. 7
Jurisdiction	City of Covina
East/West Street	Geneva Place
North/South Street	Citrus Avenue
Peak Hour Factor	1.00
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	2	0	0	0	1	1
Configuration			LR							L	T				T	R
Volume (veh/h)		8		15						19	321				470	9
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized														No		
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.2						4.1						
Critical Headway (sec)		6.80		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			23							19						
Capacity, c (veh/h)			504							1094						
v/c Ratio			0.05							0.02						
95% Queue Length, Q_{95} (veh)			0.1							0.1						
Control Delay (s/veh)			12.5							8.3						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		12.5								0.5						
Approach LOS		B														

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HCS7 Two-Way Stop-Control Report

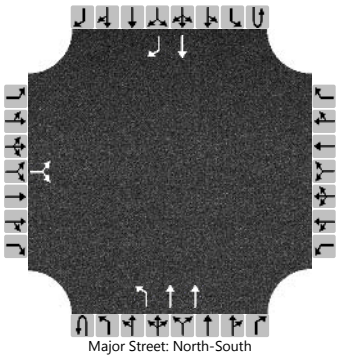
General Information

Analyst	DR
Agency/Co.	LLG Engineers
Date Performed	6/24/19
Analysis Year	2021
Time Analyzed	PM Pk Hr - Future w/ Prj.
Intersection Orientation	North-South
Project Description	Covina Townhomes Project/1-15-4127-4

Site Information

Intersection	Int. 7
Jurisdiction	City of Covina
East/West Street	Geneva Place
North/South Street	Citrus Avenue
Peak Hour Factor	1.00
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	2	0	0	0	1	1
Configuration			LR							L	T				T	R
Volume (veh/h)		12		27						28	540				540	13
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized														No		
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.2						4.1						
Critical Headway (sec)		6.80		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			39							28						
Capacity, c (veh/h)			428							1027						
v/c Ratio			0.09							0.03						
95% Queue Length, Q_{95} (veh)			0.3							0.1						
Control Delay (s/veh)			14.2							8.6						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		14.2								0.4						
Approach LOS		B														

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INTERSECTION CAPACITY UTILIZATION

Citrus Avenue @ San Bernardino Road

N-S St: Citrus Avenue
E-W St: San Bernardino Road
Project: Covina Townhomes (Site A) Project/1-15-4127-4
File: ICU8

Peak hr: AM
Annual Growth: 1.00%

Date: 06/24/2019
Date of Count: 2018
Projection Year: 2021

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2021 FUTURE PRE-PROJECT				2021 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	41	1600	0.026 *	2	43	1600	0.027 *	0	43	1600	0.027 *	0	42	1600	0.026 *	2	44	1600	0.028 *
Nb Thru	195	3200	0.066	8	203	3200	0.069	0	203	3200	0.069	25	226	3200	0.077	8	234	3200	0.079
Nb Right	17	0	-	0	17	0	-	0	17	0	-	2	20	0	-	0	20	0	-
Sb Left	63	1600	0.039	5	68	1600	0.043	0	68	1600	0.043	3	68	1600	0.042	5	73	1600	0.046
Sb Thru	300	1600	0.188 *	5	305	1600	0.191 *	0	305	1600	0.191 *	21	330	1600	0.206 *	5	335	1600	0.209 *
Sb Right	41	1600	0.026	44	85	1600	0.053	0	85	1600	0.053	3	45	1600	0.028	44	89	1600	0.056
Eb Left	41	1600	0.026 *	19	60	1600	0.038 *	0	60	1600	0.038 *	3	45	1600	0.028 *	19	64	1600	0.040 *
Eb Thru	241	1600	0.174	15	256	1600	0.188	0	256	1600	0.188	18	266	1600	0.191	15	281	1600	0.205
Eb Right	38	0	-	7	45	0	-	0	45	0	-	1	40	0	-	7	47	0	-
Wb Left	24	1600	0.015	0	24	1600	0.015	0	24	1600	0.015	2	27	1600	0.017	0	27	1600	0.017
Wb Thru	420	1600	0.274 *	3	423	1600	0.281 *	0	423	1600	0.281 *	8	441	1600	0.289 *	3	444	1600	0.296 *
Wb Right	19	0	-	7	26	0	-	0	26	0	-	3	23	0	-	7	30	0	-
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.563				0.586				0.586				0.600				0.623
LOS			A				A				A				A				B

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

LINSCOTT, LAW & GREENSPAN, ENGINEERS
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INTERSECTION CAPACITY UTILIZATION

Citrus Avenue @ San Bernardino Road

N-S St: Citrus Avenue
E-W St: San Bernardino Road
Project: Covina Townhomes (Site A) Project/1-15-4127-4
File: ICU8

Peak hr: PM
Annual Growth: 1.00%

Date: 06/24/2019
Date of Count: 2018
Projection Year: 2021

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2021 FUTURE PRE-PROJECT				2021 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	62	1600	0.039 *	9	71	1600	0.044 *	0	71	1600	0.044 *	0	64	1600	0.040 *	9	73	1600	0.046 *
Nb Thru	323	3200	0.111	11	334	3200	0.114	0	334	3200	0.114	24	357	3200	0.122	11	368	3200	0.126
Nb Right	31	0	-	0	31	0	-	0	31	0	-	3	35	0	-	0	35	0	-
Sb Left	80	1600	0.050	10	90	1600	0.056	0	90	1600	0.056	4	86	1600	0.054	10	96	1600	0.060
Sb Thru	309	1600	0.193 *	3	312	1600	0.195 *	0	312	1600	0.195 *	27	345	1600	0.216 *	3	348	1600	0.218 *
Sb Right	51	1600	0.032	68	119	1600	0.074	0	119	1600	0.074	4	57	1600	0.035	68	125	1600	0.078
Eb Left	91	1600	0.057	23	114	1600	0.071	0	114	1600	0.071	4	98	1600	0.061	23	121	1600	0.075
Eb Thru	574	1600	0.395 *	7	581	1600	0.401 *	0	581	1600	0.401 *	13	604	1600	0.416 *	7	611	1600	0.422 *
Eb Right	58	0	-	3	61	0	-	0	61	0	-	1	61	0	-	3	64	0	-
Wb Left	31	1600	0.019 *	0	31	1600	0.019 *	0	31	1600	0.019 *	3	35	1600	0.022 *	0	35	1600	0.022 *
Wb Thru	320	1600	0.222	14	334	1600	0.238	0	334	1600	0.238	22	352	1600	0.245	14	366	1600	0.260
Wb Right	35	0	-	11	46	0	-	0	46	0	-	4	40	0	-	11	51	0	-
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.696				0.710				0.710				0.743				0.757
LOS			B				C				C				C				C

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

LINSCOTT, LAW & GREENSPAN, ENGINEERS
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INTERSECTION CAPACITY UTILIZATION

Citrus Avenue @ College Street

N-S St: Citrus Avenue
E-W St: College Street
Project: Covina Townhomes (Site A) Project/1-15-4127-4
File: ICU9

Peak hr: AM
Annual Growth: 1.00%

Date: 06/24/2019
Date of Count: 2018
Projection Year: 2021

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2021 FUTURE PRE-PROJECT				2021 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	40	0	0.025 *	0	40	0	0.025 *	0	40	0	0.025 *	0	41	0	0.026 *	0	41	0	0.026 *
Nb Thru	272	1600	0.201	9	281	1600	0.207	0	281	1600	0.207	22	302	1600	0.221	9	311	1600	0.227
Nb Right	10	0	-	0	10	0	-	0	10	0	-	0	10	0	-	0	10	0	-
Sb Left	7	0	0.004	0	7	0	0.004	0	7	0	0.004	0	7	0	0.005	0	7	0	0.005
Sb Thru	310	1600	0.215 *	12	322	1600	0.223 *	0	322	1600	0.223 *	27	346	1600	0.238 *	12	358	1600	0.246 *
Sb Right	27	0	-	0	27	0	-	0	27	0	-	0	28	0	-	0	28	0	-
Eb Left	9	0	0.006 *	0	9	0	0.006 *	0	9	0	0.006 *	0	9	0	0.006 *	0	9	0	0.006 *
Eb Thru	19	1600	0.039	0	19	1600	0.039	0	19	1600	0.039	0	20	1600	0.040	0	20	1600	0.040
Eb Right	34	0	-	0	34	0	-	0	34	0	-	0	35	0	-	0	35	0	-
Wb Left	19	1600	0.012	0	19	1600	0.012	0	19	1600	0.012	0	20	1600	0.012	0	20	1600	0.012
Wb Thru	61	1600	0.048 *	0	61	1600	0.048 *	0	61	1600	0.048 *	0	63	1600	0.049 *	0	63	1600	0.049 *
Wb Right	15	0	-	0	15	0	-	0	15	0	-	0	15	0	-	0	15	0	-
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.343				0.351				0.351				0.369				0.376
LOS			A				A				A				A				A

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

LINSCOTT, LAW & GREENSPAN, ENGINEERS
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INTERSECTION CAPACITY UTILIZATION

Citrus Avenue @ College Street

N-S St: Citrus Avenue
E-W St: College Street
Project: Covina Townhomes (Site A) Project/1-15-4127-4
File: ICU9

Peak hr: PM
Annual Growth: 1.00%

Date: 06/24/2019
Date of Count: 2018
Projection Year: 2021

	2018 EXIST. TRAFFIC				2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2021 FUTURE PRE-PROJECT				2021 FUTURE WITH PROJECT			
	1	2	V/C		Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio		Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	24	0	0.015		0	24	0	0.015	0	24	0	0.015	0	25	0	0.015	0	25	0	0.015
Nb Thru	352	1600	0.259	*	19	371	1600	0.271	* 0	371	1600	0.271	* 31	394	1600	0.286	* 19	413	1600	0.298 *
Nb Right	38	0	-		0	38	0	-	0	38	0	-	0	39	0	-	0	39	0	-
Sb Left	23	0	0.014	*	0	23	0	0.014	* 0	23	0	0.014	* 0	24	0	0.015	* 0	24	0	0.015 *
Sb Thru	342	1600	0.245		12	354	1600	0.253	0	354	1600	0.253	28	380	1600	0.270	12	392	1600	0.277
Sb Right	27	0	-		0	27	0	-	0	27	0	-	0	28	0	-	0	28	0	-
Eb Left	31	0	0.019		0	31	0	0.019	0	31	0	0.019	0	32	0	0.020	0	32	0	0.020
Eb Thru	123	1600	0.143	*	0	123	1600	0.143	* 0	123	1600	0.143	* 0	127	1600	0.147	* 0	127	1600	0.147 *
Eb Right	74	0	-		0	74	0	-	0	74	0	-	0	76	0	-	0	76	0	-
Wb Left	49	1600	0.031	*	0	49	1600	0.031	* 0	49	1600	0.031	* 0	50	1600	0.032	* 0	50	1600	0.032 *
Wb Thru	54	1600	0.063		0	54	1600	0.063	0	54	1600	0.063	0	56	1600	0.064	0	56	1600	0.064
Wb Right	46	0	-		0	46	0	-	0	46	0	-	0	47	0	-	0	47	0	-
Yellow Allowance:			0.050	*				0.050	*			0.050	*			0.050	*			0.050 *
ICU			0.496					0.508				0.508				0.529				0.541
LOS			A					A				A				A				A

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

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INTERSECTION CAPACITY UTILIZATION

Citrus Avenue @ Badillo Street

N-S St: Citrus Avenue
E-W St: Badillo Street
Project: Covina Townhomes (Site A) Project/1-15-4127-4
File: ICU10

Peak hr: AM
Annual Growth: 1.00%

Date: 06/24/2019
Date of Count: 2018
Projection Year: 2021

	2018 EXIST. TRAFFIC				2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2021 FUTURE PRE-PROJECT				2021 FUTURE WITH PROJECT			
	1	2	V/C		Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio		Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	122	1600	0.076	*	0	122	1600	0.076	* 0	122	1600	0.076	* 6	132	1600	0.083	* 0	132	1600	0.083 *
Nb Thru	251	1600	0.157		5	256	1600	0.160	0	256	1600	0.160	21	280	1600	0.175	5	285	1600	0.178
Nb Right	96	1600	0.060		0	96	1600	0.060	0	96	1600	0.060	6	105	1600	0.066	0	105	1600	0.066
Sb Left	11	0	0.007		4	15	0	0.009	0	15	0	0.009	2	13	0	0.008	4	17	0	0.011
Sb Thru	341	1600	0.239	*	7	348	1600	0.246	* 0	348	1600	0.246	* 24	375	1600	0.263	* 7	382	1600	0.270 *
Sb Right	30	0	-		1	31	0	-	0	31	0	-	1	32	0	-	1	33	0	-
Eb Left	21	1600	0.013	*	2	23	1600	0.014	* 0	23	1600	0.014	* 0	22	1600	0.014	* 2	24	1600	0.015 *
Eb Thru	510	1600	0.319		0	510	1600	0.319	0	510	1600	0.319	12	537	1600	0.336	0	537	1600	0.336
Eb Right	79	1600	0.049		3	82	1600	0.051	0	82	1600	0.051	6	87	1600	0.055	3	90	1600	0.056
Wb Left	84	1600	0.053		0	84	1600	0.053	0	84	1600	0.053	6	93	1600	0.058	0	93	1600	0.058
Wb Thru	788	1600	0.493	*	0	788	1600	0.493	* 0	788	1600	0.493	* 6	818	1600	0.511	* 0	818	1600	0.511 *
Wb Right	41	1600	0.026		2	43	1600	0.027	0	43	1600	0.027	1	43	1600	0.027	2	45	1600	0.028
Yellow Allowance:			0.050	*				0.050	*			0.050	*			0.050	*			0.050 *
ICU			0.871					0.879				0.879				0.921				0.929
LOS			D					D				D				E				E

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

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INTERSECTION CAPACITY UTILIZATION

Citrus Avenue @ Badillo Street

N-S St: Citrus Avenue
E-W St: Badillo Street
Project: Covina Townhomes (Site A) Project/1-15-4127-4
File: ICU10

Peak hr: PM
Annual Growth: 1.00%

Date: 06/24/2019
Date of Count: 2018
Projection Year: 2021

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2021 FUTURE PRE-PROJECT				2021 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	134	1600	0.084 *	0	134	1600	0.084 *	0	134	1600	0.084 *	4	142	1600	0.089 *	0	142	1600	0.089 *
Nb Thru	357	1600	0.223	12	369	1600	0.231	0	369	1600	0.231	27	395	1600	0.247	12	407	1600	0.254
Nb Right	154	1600	0.096	0	154	1600	0.096	0	154	1600	0.096	4	163	1600	0.102	0	163	1600	0.102
Sb Left	27	0	0.017	4	31	0	0.019	0	31	0	0.019	2	30	0	0.019	4	34	0	0.021
Sb Thru	378	1600	0.287 *	7	385	1600	0.295 *	0	385	1600	0.295 *	25	414	1600	0.313 *	7	421	1600	0.321 *
Sb Right	54	0	-	2	56	0	-	0	56	0	-	1	57	0	-	2	59	0	-
Eb Left	58	1600	0.036	3	61	1600	0.038	0	61	1600	0.038	2	62	1600	0.039	3	65	1600	0.040
Eb Thru	700	1600	0.438 *	0	700	1600	0.438 *	0	700	1600	0.438 *	9	730	1600	0.456 *	0	730	1600	0.456 *
Eb Right	96	1600	0.060	1	97	1600	0.061	0	97	1600	0.061	5	104	1600	0.065	1	105	1600	0.066
Wb Left	81	1600	0.051 *	0	81	1600	0.051 *	0	81	1600	0.051 *	5	88	1600	0.055 *	0	88	1600	0.055 *
Wb Thru	511	1600	0.319	0	511	1600	0.319	0	511	1600	0.319	14	540	1600	0.338	0	540	1600	0.338
Wb Right	71	1600	0.044	5	76	1600	0.048	0	76	1600	0.048	2	75	1600	0.047	5	80	1600	0.050
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.910				0.918				0.918				0.963				0.971
LOS			E				E				E				E				E

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

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INTERSECTION CAPACITY UTILIZATION

Barranca Avenue @ San Bernardino Road

N-S St: Barranca Avenue
E-W St: San Bernardino Road
Project: Covina Townhomes (Site A) Project/1-15-4127-4
File: ICU11

Peak hr: AM
Annual Growth: 1.00%

Date: 06/24/2019
Date of Count: 2018
Projection Year: 2021

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2021 FUTURE PRE-PROJECT				2021 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	62	1600	0.039 *	3	65	1600	0.041 *	0	65	1600	0.041 *	2	66	1600	0.041 *	3	69	1600	0.043 *
Nb Thru	600	3200	0.208	0	600	3200	0.208	0	600	3200	0.208	21	639	3200	0.221	0	639	3200	0.221
Nb Right	65	0	-	0	65	0	-	0	65	0	-	0	67	0	-	0	67	0	-
Sb Left	87	1600	0.054	0	87	1600	0.054	0	87	1600	0.054	1	91	1600	0.057	0	91	1600	0.057
Sb Thru	582	3200	0.234 *	0	582	3200	0.235 *	0	582	3200	0.235 *	11	610	3200	0.246 *	0	610	3200	0.247 *
Sb Right	168	0	-	3	171	0	-	0	171	0	-	3	176	0	-	3	179	0	-
Eb Left	115	1600	0.072 *	5	120	1600	0.075 *	0	120	1600	0.075 *	10	128	1600	0.080 *	5	133	1600	0.083 *
Eb Thru	178	3200	0.063	7	185	3200	0.068	0	185	3200	0.068	10	193	3200	0.069	7	200	3200	0.073
Eb Right	25	0	-	6	31	0	-	0	31	0	-	2	28	0	-	6	34	0	-
Wb Left	51	1600	0.032	0	51	1600	0.032	0	51	1600	0.032	0	53	1600	0.033	0	53	1600	0.033
Wb Thru	285	3200	0.119 *	3	288	3200	0.120 *	0	288	3200	0.120 *	10	304	3200	0.128 *	3	307	3200	0.129 *
Wb Right	95	0	-	0	95	0	-	0	95	0	-	8	106	0	-	0	106	0	-
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.514				0.521				0.521				0.545				0.552
LOS			A				A				A				A				A

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green

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INTERSECTION CAPACITY UTILIZATION

Barranca Avenue @ San Bernardino Road

N-S St: Barranca Avenue
E-W St: San Bernardino Road
Project: Covina Townhomes (Site A) Project/1-15-4127-4
File: ICU11

Peak hr: PM
Annual Growth: 1.00%

Date: 06/24/2019
Date of Count: 2018
Projection Year: 2021

	2018 EXIST. TRAFFIC			2018 EXISTING PLUS PROJECT				2018 EXIST. W/PROJECT + MITIGATION				2021 FUTURE PRE-PROJECT				2021 FUTURE WITH PROJECT			
	1	2	V/C	Added	Total		V/C	Added	Total	2	V/C	Added	Total	2	V/C	Added	Total	2	V/C
Movement	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio	Volume	Volume	Capacity	Ratio
Nb Left	45	1600	0.028	7	52	1600	0.033	0	52	1600	0.033	3	49	1600	0.031	7	56	1600	0.035
Nb Thru	702	3200	0.237 *	0	702	3200	0.237 *	0	702	3200	0.237 *	10	733	3200	0.247 *	0	733	3200	0.247 *
Nb Right	57	0	-	0	57	0	-	0	57	0	-	0	59	0	-	0	59	0	-
Sb Left	69	1600	0.043 *	0	69	1600	0.043 *	0	69	1600	0.043 *	8	79	1600	0.049 *	0	79	1600	0.049 *
Sb Thru	609	3200	0.228	0	609	3200	0.230	0	609	3200	0.230	22	649	3200	0.245	0	649	3200	0.247
Sb Right	121	0	-	6	127	0	-	0	127	0	-	10	135	0	-	6	141	0	-
Eb Left	174	1600	0.109 *	5	179	1600	0.112 *	0	179	1600	0.112 *	4	183	1600	0.115 *	5	188	1600	0.118 *
Eb Thru	429	3200	0.154	6	435	3200	0.158	0	435	3200	0.158	14	456	3200	0.164	6	462	3200	0.168
Eb Right	65	0	-	5	70	0	-	0	70	0	-	3	70	0	-	5	75	0	-
Wb Left	62	1600	0.039	0	62	1600	0.039	0	62	1600	0.039	0	64	1600	0.040	0	64	1600	0.040
Wb Thru	209	3200	0.093 *	8	217	3200	0.095 *	0	217	3200	0.095 *	14	229	3200	0.100 *	8	237	3200	0.102 *
Wb Right	87	0	-	0	87	0	-	0	87	0	-	1	91	0	-	0	91	0	-
Yellow Allowance:			0.050 *				0.050 *				0.050 *				0.050 *				0.050 *
ICU			0.532				0.537				0.537				0.561				0.567
LOS			A				A				A				A				A

** Key conflicting movement as a part of ICU*
1 Counts conducted by City Traffic Counters
2 Capacity expressed in veh/hour of green